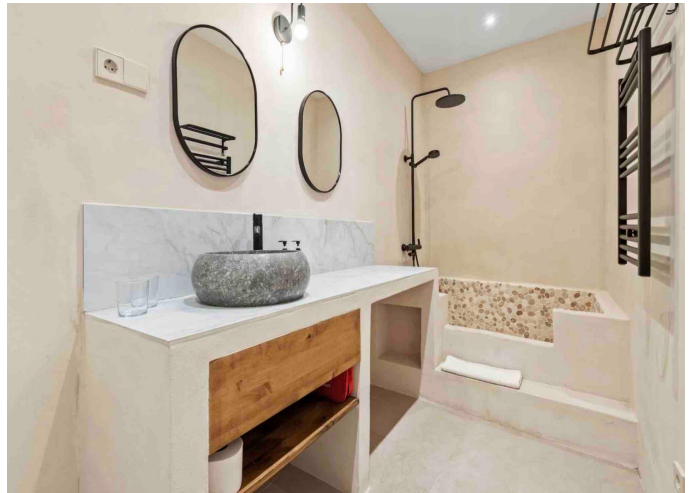
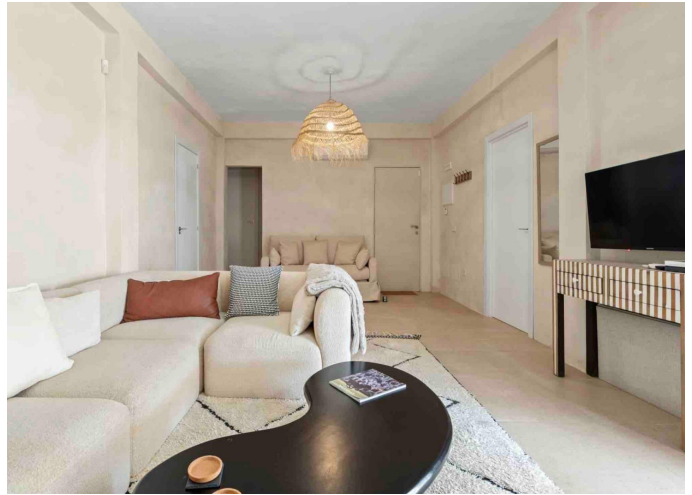


€ 5,500,000

Ref: 04493

Hotel for sale in San Roque

12 Bedrooms | 11 Bathrooms | 455 m² Interior | 410 m² Plot | **Garage** Yes |



Property Description

Frontline Beach Boutique Hotel for Sale Sotogrande

This rare frontline beach boutique hotel for sale near Sotogrande Port presents a unique investment opportunity with exceptional potential for hospitality, wellness, events, or private commercial use on the Costa del Sol. Positioned just moments from one of the most attractive marinas in southern Spain, the property combines direct beach access, sea views, and flexible accommodation within a highly desirable coastal setting.

Currently operating as a boutique hotel and wedding venue, the property includes five renovated bungalows accommodating up to 26 guests in total. The bungalows are configured as two and three-bedroom units, each equipped with kitchenettes, bathrooms, and private living spaces designed for comfortable guest accommodation.

The property is arranged around generous outdoor areas that maximise the beachfront setting and Mediterranean climate. Features include a sea-view saltwater swimming pool, expansive uncovered terraces, and a large covered outdoor dining area ideal for events, celebrations, or hospitality use

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throughout the year. An additional interior dining and reception space further supports the property's flexibility for private functions, weddings, wellness retreats, or corporate events.

A full rooftop terrace spanning the footprint of the property provides additional usable space with panoramic sea views and future potential for leisure or entertainment areas. The property also benefits from a professional laundry room, guest apartment ...accommodation, individual air conditioning units, and practical operational infrastructure already in place.

One of the most distinctive features of the property is the inclusion of the original village chapel, built in 1966 for local fishermen and included within the title deeds. This unique element creates exceptional potential for an all-in-one wedding venue, boutique retreat, or private wellness destination.

Importantly, the property benefits from the necessary permits to construct an additional upper level, significantly increasing both accommodation capacity and long-term commercial potential.

The location offers direct beachfront living within walking distance of Sotogrande Port, known for its marina, restaurants, beach clubs, and year-round lifestyle amenities. Golf courses, sports clubs, and international schools are also easily accessible nearby, further enhancing the property's appeal for both tourism and event-driven business opportunities.

For investors or operators seeking a rare beachfront hospitality asset with expansion potential, versatile commercial use, and a prime Costa del Sol location, this boutique hotel near Sotogrande represents an exceptional opportunity.
