



**Property type :** Country house

**Location :** Villanueva De La Concepcion

**Bedrooms :** 13

**Bathrooms :** 11

**Swimming pool :** Private

**Garden :** Private

**Orientation :** South

**Views :** Sea views

**Parking :** Open private parking

**House area :** 999 m<sup>2</sup>

**Plot area :** 50000 m<sup>2</sup>

- |                    |                        |                    |
|--------------------|------------------------|--------------------|
| ✓ ensuite bathroom | ✓ close to shops       | ✓ Guest apartment  |
| ✓ gated complex    | ✓ WiFi                 | ✓ Handicap access  |
| ✓ Tennis court     | ✓ Guest house          | ✓ Fitted wardrobes |
| ✓ Storage room     | ✓ Fireplace            | ✓ Solar energy     |
| ✓ Utility room     | ✓ Terrace              | ✓ White goods      |
| ✓ Furnished        | ✓ Pre-air conditioning | ✓ Airconditioning  |

This exclusive luxury boutique hotel, nestled in the charming village of Villanueva de la Concepción, offers 11 elegantly renovated rooms accommodating up to 22 guests. The property boasts a unique helicopter landing pad, a newly built heated pool (2025), a tennis court, and terraces with breathtaking panoramic views of the surrounding countryside, rolling hills, and the distant Mediterranean Sea.

Purpose-built to exacting hospitality standards, the hotel features a modern professional kitchen, extensive storage, and an inviting reception area, all designed to ensure smooth operations and an exceptional guest experience. A private owner's residence with two ensuite bedrooms, along with a separate staff casita, adds further comfort and flexibility for personal use or management.

Villanueva de la Concepción, often referred to as the "gateway to the Torcal," is renowned for its proximity to the Torcal de Antequera Natural Park—an extraordinary limestone landscape famous for its dramatic karst formations, hiking trails, and unique biodiversity. Guests can enjoy easy access to this stunning natural wonder, as well as nearby cultural attractions, traditional Andalusian villages, and scenic drives through Málaga province.

Fully registered as a 3-star rural hotel and located just 45 minutes from Málaga Airport, this profitable turnkey business offers exceptional opportunities for growth, including wellness retreats, events, and experiential tourism.

With its modern amenities, high-end facilities, superb location, and expansion potential, this property represents a rare and compelling investment opportunity in Andalusia.



