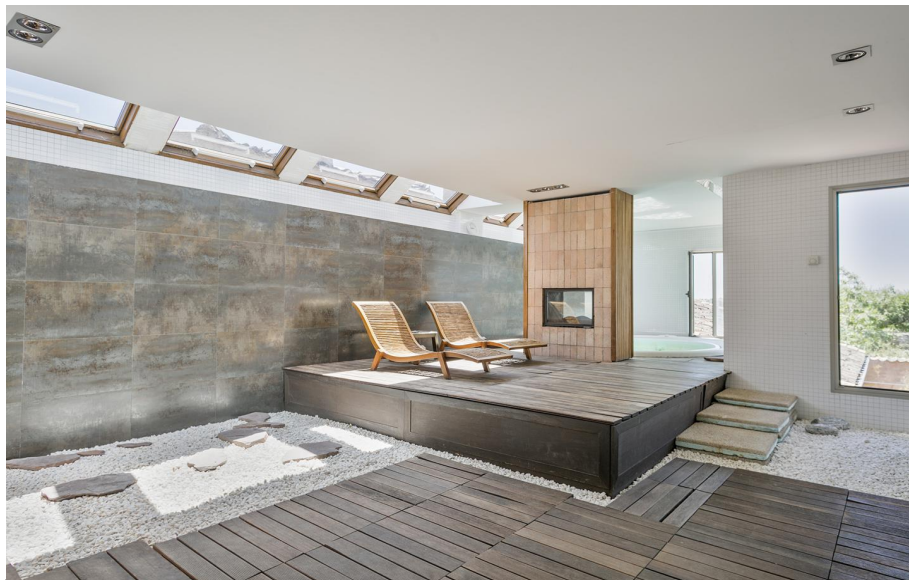




## THE SINGULAR SPACE

EXTRAORDINARY PROPERTIES



### Exclusive rural hotel with sweeping views over some of Segovia's most stunning landscapes. Segovia Ref. S54

Fully operational eight-bedroom boutique hotel with an elegant, modern feel and luxurious spa, popular with business and leisure travellers alike.

**9 habitaciones**

**11 baños**

**840 m<sup>2</sup> de superficie**

**818 m<sup>2</sup> de terreno**

This exclusive rural hotel, nestled in a tiny village amid some of Segovia's most enchanting landscapes, is being sold as a going concern, with all fixtures and fittings included. It's a perfect opportunity to snap up a successful business in this popular scenic area.

This exclusive luxury hotel is an unbeatable opportunity to snap up a successful and fully operational business in this popular scenic area of Segovia.

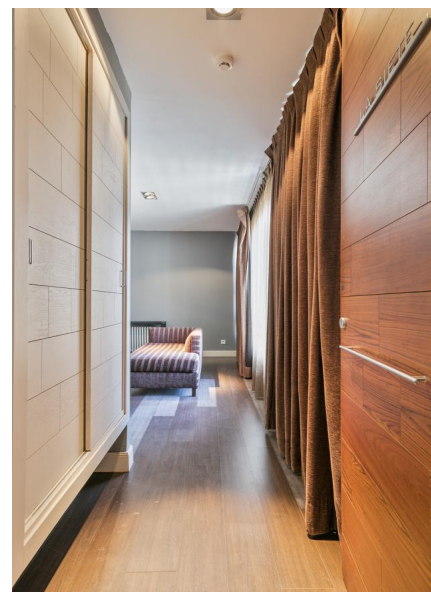
The hotel has been constructed and finished to a very high standard, showcasing a sleek, contemporary look achieved through an effective blend of clean, angular lines, cleverly positioned windows and warm wood panelling.

It offers eight spacious bedrooms (plus the manager's room) and 11 bathrooms, distributed between two floors. Each bedroom has its own special character, with some featuring a balcony, air conditioning and/or a whirlpool bath.

Communal areas include an elegant reception lobby, extensive restaurant and bar, with a pleasant lounge area with its own fireplace, where diners can await their table over a glass of fine wine. The restaurant is served by a large, fully equipped commercial kitchen.

A particular asset of this property is its luxuriously appointed spa, which offers a jacuzzi, sauna and a stunning solarium blessed with wonderful views. A tranquil courtyard, acting as a buffer between the restaurant and the bedrooms makes a delightful spot to unwind in the open air. The restaurant can also be converted into a multipurpose room available for events or business use, with capacity for up to 40 people.

Just 115 km from Madrid, this exclusive rural hotel represents an unbeatable investment opportunity with the promise of a healthy return. With only very minor updating required, you could be welcoming your first guests before you know it.



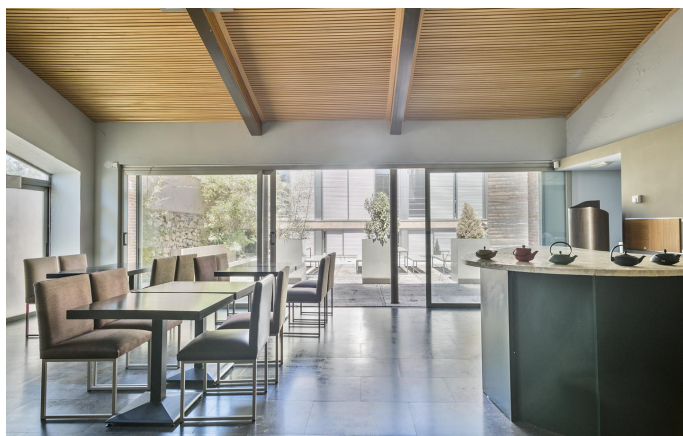
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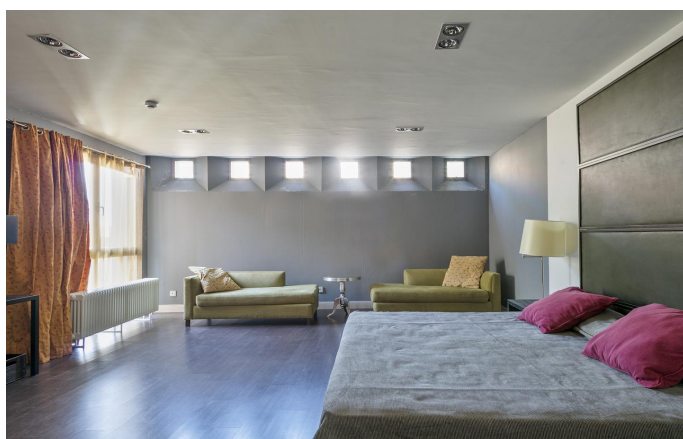
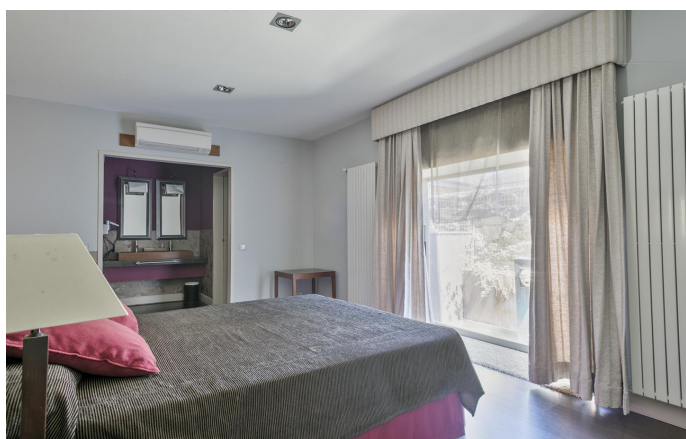
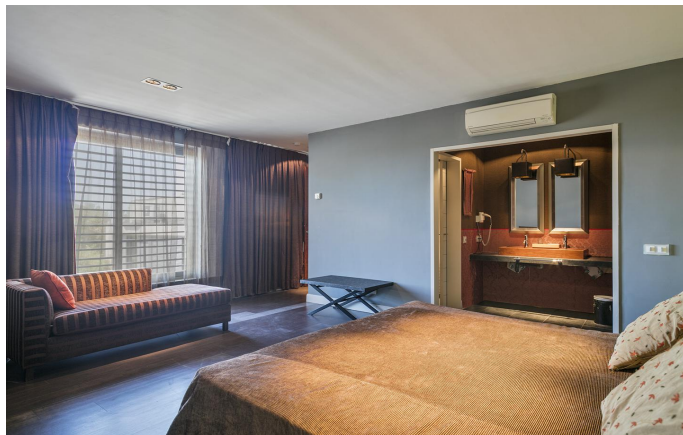
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