SOTOGRANDE

sypialnie	■azienki	zbudowany m²	taras m²	fabu■a m²
<---	---	1 725	1 350	1 350

LOKAL U■YTKOWY W SOTOGRANDE

For Sale – Cortijo Pueblo Nuevo, Sotogrande €3,500,000 | Landmark Andalusian Estate with Event Venue, Residential Apartments, and Significant Investment Potential A Rare Lifestyle and Commercial Opportunity in the Sotogrande Region The Cortijo presents a compelling opportunity to acquire a substantial freehold estate located just minutes from the elite resort of Sotogrande, in the heart of Southern Spain's Guadiaro Valley. With a combination of historic charm, functional commercial infrastructure, and versatile residential space, the property offers a unique lifestyle or investment proposition. Currently leased and operated as a successful event and hospitality venue, the Cortijo has hosted weddings, private celebrations, and corporate functions for the past eight years with its current tenants. Upon return of possession in September 2025, the property will undergo internal updating and maintenance. A full refurbishment — including new electrics, drainage and infrastructure — was previously completed seven years ago, ensuring the estate remains structurally sound and well-equipped for future use. Historical Significance The estate derives its identity from one of the five original landholdings acquired during the creation of Sotogrande in the 1960s.Although the estate itself is not Roman, the surrounding area of Guadiaro is known for its Roman heritage, including the ancient settlement of Barbésula, noted for amphora production and the Garum fish trade. Property Overview ● Freehold estate with both commercial and residential components ● Leased to a high-performing events business with excellent turnover ● Multiple, purpose-designed venue spaces for diverse event types ● Three independent apartments with rental or residential potential ● Expansive private grounds with parking, gardens, and scope for further development (subject to planning) ● Strong accessibility to international airports, beaches, and golf Venue Areas & Facilities The Courtyard – Traditional Andalusian square for open-air ceremonies and receptions The Orangerie – Elegant indoor space for formal dining and celebrations Piano Bar – Sophisticated lounge for pre-event gatherings or private evenings Restaurant – Fully licensed professional-standard kitchen and dining facilities The Patio – Informal outdoor reception area with garden views Nightclub – Licensed late-night space with sound and lighting setup Sports Bar – Dedicated social hub for casual or themed gatherings Beer Garden – Relaxed outdoor space for informal events or live music Each space has been designed for flexible use, allowing concurrent private events or exclusive full-venue hire. Residential Accommodation The estate includes three self-contained apartments, each suitable for: ● On-site management or owner use ● VIP guest accommodation or bridal suites ● Holiday rental or short-term bookings These units offer privacy, functionality, and modern comfort within the estate grounds. Location – Pueblo Nuevo & Sotogrande The Cortijo benefits from a prime position in Pueblo Nuevo de Guadiaro, adjacent to Sotogrande, one of Europe's most exclusive residential destinations. The area is renowned for: ● Championship golf at Valderrama and La Reserva ● International polo, sailing, and elite leisure facilities ● High-end dining, private clinics, and international schools ● Luxury real estate with exceptional capital growth potential Travel Connections ● Gibraltar Airport: 20 minutes ● Málaga Airport: 1 hour ● Marbella / Puerto Banús: 45 minutes ● Sotogrande Marina: 10 minutes Business & Investment Potential ● Leased to an experienced events operator with proven revenue ● Previously run as a licensed entertainment venue with restaurant, bar, and nightclub ● Fully equipped and permitted for weddings, corporate events, and retreats ● Flexible layout suitable for expansion into a boutique hotel or wellness centre (subject to planning) ● Active marketing channel via Resales Online, offering collaborative exposure through co-agents ● Attractive to passive investors, lifestyle buyers, or operators in hospitality/events industries ● Could be used as a Polo Team base Financial Summary ● Asking Price: €3,500,000 ● Tenure: Freehold ● Use Class: Commercial with residential accommodation ● Income Sources: Venue rental, hospitality, short-term lets ● Investor Profile: Ideal for strategic investors, owner-operators, or passive landlords

spo■eczno■■	■mieci	ibi	cena
---	---	---	3 500 000 €