



Singular asset 624 m² | Investment opportunity with proven compatible uses | Sanlúcar la Mayor. Ideal investment: accommodation, coliving or boutique residence



Ügynök információ

Név: António Pereira
Cégnév: ITHLUX
Ország: Portugal
Experience since:
Szolgáltatás típusa: Vásárlás vagy eladás
Specialties:
Property Type: Apartments
Telefon:
Languages: Portuguese
Weboldal:

Hirdetés részletei

Ingatlan: Eladó
Ár: EUR 920,000

Elhelyezkedés

Ország: Spain
Állam/Régió/Tartomány: Andalusia
Város: Seville
Feladta: 2025. 11. 26.
Leírás:

A UNIQUE ASSET WITH PROVEN COMPATIBLE USES.

624 m² with spacious rooms, lift, swimming pool, wine cellar and garage for 8 cars. Ideal for premium tourist accommodation projects, care homes, coliving or professional activities. Compatible uses verified with the City Council. An exclusive investment opportunity 20 minutes from Seville.

ITHLUXSeville presents an exceptional acquisition opportunity in Aljarafe: a unique villa of 624 m², with a much higher exploitation potential than traditional housing, located in one of the urban sectors with the greatest flexibility of use in the municipality.

IMPORTANT:

The property does not currently have any activity license granted.
The compatible uses have been directly contrasted with the City Council of Sanlúcar la Mayor, according to the applicable urban planning regulations of the San Miguel Partial Plan Sector PP 2.2, where certain uses compatible with residential use are allowed.

This offers an optimal scenario for investors who wish to develop a project from scratch, with legal



certainty and room for customization, in an area in high demand for tourism, corporate and healthcare services.

Why is it a unique business opportunity?

- * 624 m² built, distributed in an open and easily adaptable way.
- * Strategic location, just 20 minutes from Seville, with train, buses and direct access by motorway.
- * Safe and consolidated environment, with schools, hotels, shops and health services.
- * Potential for proven compatible uses:
 - Boutique tourist hotel accommodation
 - Long-term coliving
 - Medium-high level care residency
 - Wellness center corporate retreats
 - Professional consultation or service-related activity
 - Combination of housing + activity (hybrid model)
 - Reduced operating costs thanks to underfloor heating, solar energy and own water tank.

Spaces that allow multiple exploitation models

Double-height and large central lobby reception, lobby or social space

6 en-suite bedrooms + extendable suites premium accommodation coliving

Elevator (3 stops) accessibility for healthcare use

Spacious common areas and patios wellness activities retreats

Saline pool + porches high-demand tourist product

Wine cellar, games room, technical rooms for internal services or functional expansion

Garage for 8 cars added value for business healthcare activity

An asset of high strategic value

Sanlúcar la Mayor combines the best of the Aljarafe: tranquillity, nature, communications and stable demand.

It is an ideal location for projects:

- Tourist
- Corporate
- Health
- professional coliving,
- or mixed.

Conditions of viability

The property does not have an activity license, and its viability will depend on the project proposed by the buyer, its adaptation to sectoral regulations (accessibility, fires, capacity, facilities...) and the obtaining of the corresponding authorizations.

This scenario offers investors the opportunity to customise their operating model from scratch, on an already proven urban planning basis.

A rare opportunity in the Aljarafe market

The villa brings together three elements that are very difficult to find together: surface area, versatility of use and strategic location.



Ideal for investors looking for:

a unique asset,
with high processing capacity,
and with compatible uses verified directly with the City Council.

Contact us for more information, complete dossier or personalized visit.

In compliance with the decree of the Junta de Andalucía 218-2005 of October 11, clients are informed that notary, registry and I.T.P. expenses are not included in the price, as well as real estate intermediation fees. Available document D. I. A, based on the provisions of Decree 218 05 of 11 October, which regulates the Consumer Information Regulation on the sale and lease of homes in Andalusia. - REF: ITH3924

Gyakori

Hálósobák:	7
Fürdőszobák:	7
Kész négyzetméter:	552,28 nm
Telekméret:	773,43 nm

Lease terms

Date Available:

További információ

Virtual tour URL: <https://floorfy.com/es/tour/2373794>

Contact information

IMLIX ID: ITH3924

