



## Singular asset 733 m<sup>2</sup> | Investment opportunity with proven compatible uses | Sanlúcar la Mayor. Ideal investment: accommodation, coliving or boutique residence



### Informazioni sull'Agente

Nome:	António Pereira
Nome della ditta:	ITHLUX
Nazione:	Portugal
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	Portuguese
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,077,796.88

### Posizione

Nazione:	Spain
Stato / Regione / Provincia:	Andalusia
Città:	Seville
Pubblicato:	26/11/2025

Descrizione:

**SINGULAR ASSET WITH COMPATIBLE USES ANALYZED**

733 m<sup>2</sup> with spacious rooms, elevator, swimming pool, wine cellar and garage for 8 cars. Ideal for premium tourist accommodation projects, care homes, coliving or professional activities. Compatible uses analysed and contrasted in accordance with the applicable municipal regulations. An exclusive investment opportunity 20 minutes from Seville.

ITHLUX Sevilla presents an exceptional acquisition opportunity in the Aljarafe: a unique villa of 733 m<sup>2</sup>, with a much higher exploitation potential than traditional housing, located in one of the urban areas 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 analysed and contrasted directly with the Sanlúcar la Mayor City Council, in accordance with the applicable municipal urban planning regulations (Subsidiary Regulations and



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PGOU in force), which allows certain uses compatible with residential use in this area.

This offers an optimal scenario for investors who wish to develop a project from scratch, with procedural legal certainty and margin for personalisation, in an area in high demand for tourism, corporate and healthcare services.

Why is it a unique business opportunity?

733 m<sup>2</sup> 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 compatible uses already analyzed:

Boutique tourist hotel accommodation

Long-term coliving

Medium-high level care residency

Wellness Center Corporate Retreats

Professional consultation or activity related to services

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 + suites expandable to 10: premium accommodation coliving.

Elevator (3 stops): accessibility for healthcare use.

Spacious common areas and courtyards: wellness activities retreats.

Saline pool + porches: tourist product in high demand.

Wine cellar, games room and technical rooms: internal services or functional extension.

Garage for 8 cars: added value for business or health 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,

toilets,

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 the sectoral regulations (accessibility, fires, capacity, facilities) and the obtaining of the corresponding authorizations.

This scenario offers the investor the opportunity to customise their operating model from scratch, on an analysed and compatible urban planning basis, subject to obtaining the corresponding licences.



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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 a high capacity for transformation and with compatible uses analysed in accordance with municipal regulations.

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

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In compliance with current regulations on consumer information, in particular Royal Decree 218 2005, of 11 October, of the Regional Government of Andalusia, and Law 10 2025, of 28 December, it is reported that the price indicated does not include the expenses and taxes inherent to the sale, which are detailed below:

Property Transfer Tax (ITP): the current tax rate in Andalusia will be applied (generally 7%, which may vary depending on the circumstances of the buyer).

Notary fees: according to official tariff.

Property Registry expenses: according to official tariff.

Management expenses: estimated depending on the operation.

Brokerage fees:

Selling party: included in the price.

Buying party: 2% of the purchase price plus VAT (21%), if applicable.

The amounts indicated are for information purposes only and may be specified according to the specific circumstances of each transaction.

- REF: ITH3924

## Comune

Camere da letto:	7
Bagni:	7
Finito piedi quadrati:	552,28 mq
Dimensione del lotto:	773,43 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

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

## Contact information

IMLIX ID: ITH3924



IMLIX

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<https://www.imlix.com/it/>

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