



## 10 bed 4 Star Hotel For Sale in Navalonguilla Avila Spain



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 2,343,036.69

### Posizione

Nazione:	Spain
Cap:	05697
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Descrizione:	

10 bed 4 Star Hotel For Sale in Navalonguilla Avila Spain

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Calle Iglesia, 15, 05697 Navalonguilla, Ávila, Spain

Exceptional 10-Bedroom 4-Star Country Hotel for Sale: A Gateway to the Sierra de Gredos

Nestled in the heart of the tranquil village of Navalonguilla, Ávila, this charming 4-star country hotel presents a rare and lucrative investment opportunity. Built in 2002 and maintained to an impeccable standard, the property sits on a generous urban plot of approximately 1,426 m<sup>2</sup>, offering a perfect blend of rustic elegance and modern comfort. Positioned within one of the most breathtaking gorges of the Sierra de Gredos, the hotel provides guests with absolute privacy, silence, and unobstructed panoramic views of the Regional Park's granite peaks and lush valleys.

The Property and Architecture



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The estate features a substantial main building encompassing 926 m<sup>2</sup>, with approximately 756 m<sup>2</sup> specifically optimized for high-end hospitality. The architecture honors the traditional aesthetic of the Castile and León region while providing the spaciousness required by modern travelers. Complementing the internal structure are expansive porch areas, sun-drenched terraces, and dedicated on-site parking, all designed to maximize the connection with the surrounding landscape.

## Sophisticated Interior Layout

The hotel's floor plan is meticulously organized across three levels to ensure operational efficiency and guest comfort:

\* **Ground Floor:** This level serves as the social heart of the hotel. It features a welcoming reception area and three inviting lounges characterized by natural light, all of which offer direct access to the main terrace. The professional-grade kitchen is fully equipped to handle full-service dining. Additionally, two large double bedrooms with en-suite bathrooms are located here, including one specifically adapted for guests with reduced mobility.

\* **First Floor:** Dedicated entirely to guest accommodation, this floor houses eight spacious double bedrooms. Each room features its own private en-suite bathroom and is designed to act as a scenic vantage point, with large windows framing the majestic mountain scenery.

\* **Semi-Basement:** This versatile space includes a grand dining room that opens directly onto a second terrace and the private 936 m<sup>2</sup> garden/yard. This level also contains the essential back-of-house infrastructure, including a laundry suite and a large pantry.

The entire building is equipped with modern central heating, ensuring a cozy and premium atmosphere for guests visiting during the crisp mountain winters or the vibrant summer months.

## Business Potential and Strategic Appeal

Beyond traditional overnight stays, the property is uniquely suited for diversification. Its layout and scenic backdrop make it an ideal venue for corporate retreats, private events, boutique weddings, or high-end audiovisual productions. The 'lifestyle' appeal of Navalonguilla is a major draw for the growing 'slow travel' market; guests can enjoy immediate access to hiking, mountain biking, horseback riding, and world-class stargazing in one of Spain's cleanest dark-sky regions. The proximity to natural glacial pools adds a unique 'wild swimming' selling point that is highly coveted by international tourists.

## Location and Connectivity

While the hotel feels like a secluded mountain sanctuary, it remains strategically connected to major hubs and services. It is located just 12 km from the historic town of El Barco de Ávila, providing easy access to local commerce and culture. For international buyers and guests, Madrid-Barajas (MAD) is the nearest major international airport, situated approximately 200 km away (a scenic 2.5-hour drive). The provincial capital, Ávila, is 98 km from the door.

This is a turnkey property, ready to continue its current successful operations or to be reimagined as a premier wellness retreat or eco-luxury destination in a privileged natural setting.



## ABOUT THE AREA

Navalonguilla is a serene mountain village tucked away in the province of Ávila, within the autonomous community of Castile and León. Perched at an altitude of approximately 1,220 meters, it sits in the heart of the Upper Tormes Valley, acting as a gateway to the stunning Sierra de Gredos Regional Park. The village is characterized by its traditional stone architecture and a pace of life that remains deeply connected to the seasonal rhythms of the surrounding peaks.

The landscape surrounding Navalonguilla is dominated by the Garganta de los Caballeros, a crystalline mountain stream that carves through the valley. This area is a haven for outdoor enthusiasts, offering a network of hiking trails that lead to high-altitude glacial lagoons and granite massifs. The natural environment is rich in biodiversity, where visitors can often spot Hispanic ibex roaming the crags or golden eagles soaring above the oak and pine forests that blanket the lower slopes.

Culturally, the village maintains a quiet, authentic charm, far removed from the bustle of Spain's major tourist hubs. Its narrow streets and small plazas reflect a heritage of livestock farming and mountain survival. Local festivities often center around patron saints and traditional cattle fairs, providing a glimpse into the enduring Castilian customs that have shaped the region for centuries. Gastronomy here is equally hearty, featuring local specialties like Barco de Ávila beans and high-quality mountain meats.

For those traveling from abroad, the nearest major international airport is Madrid-Barajas (MAD), located approximately 200 kilometers to the east. While there is a smaller regional airport in Salamanca (SLM), it primarily handles domestic and limited seasonal flights. Most visitors opt to fly into Madrid and complete the journey via a scenic two-and-a-half-hour drive, transitioning from the bustling capital into the tranquil, rugged wilderness of the Gredos mountains.

## MAiN FEATURES:

- \* 926m2 of living space
- \* 1246 plot
- \* 10 Bedrooms
- \* 10 Bathrooms
- \* Stunning Views
- \* Private Garden
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of Spain
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Comune

Camere da letto: 10



Bagni: 10  
Finito piedi quadrati: 926 mq  
Dimensione del lotto: 1246 mq

## Utility details

Heating: Sì

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.447.594

