



Other for sale in Motril

4,300,000 €

Reference: R5248699 Bedrooms: 8 Bathrooms: 9 Plot Size: 21,000m² Build Size: 1,280m² Terrace: 225m²





Costa Tropical, Motril

Set on a hilltop in Motril, Granada, Casa de los Bates captures panoramic views across three distinct landscapes: the Mediterranean coastline, the productive farmland of the Motril plain, and the historic town of Salobreña. This 827 sqm Italian-style manor house dates from the 19th century and holds protected status as part of Motril's cultural heritage.

The property comes with planning permission approved in 2006 for a 70-room boutique hotel development, complete with restaurant, events pavilion and enhanced facilities. Currently operating as a licensed rural guesthouse and thriving events venue, it generates substantial income through weddings, concerts, fashion shows, charity galas, private parties and commercial photoshoots. Twenty thousand square metres of botanical gardens surround the main house, featuring century-old specimen trees and tropical fruit groves, making this one of the most remarkable estates on Spain's southern coast. In 2006, Telva magazine named it one of Spain's ten most romantic wedding venues, and in 2008, Condé Nast Traveller selected it as one of Europe's five best guesthouses.

The main palazzo spans 660 sqm across multiple levels and accommodates eight bedrooms, each with its own bathroom. The Eugenia Suite and Habana Junior Suite lead the accommodation, whilst six double rooms named after garden plants (Magnolia, Hierbabuena, Eucalipto, Ibisus and Buganvilla) offer garden views and individual character. Reception rooms include a library with a fireplace, a formal dining room with a fireplace, and a sitting room, all furnished with family pieces that create an intimate atmosphere rather than hotel anonymity. The 220 sqm terrace serves as an outdoor dining space where guests can breakfast amongst the tropical gardens.

The property retains original architectural details throughout, including marble staircases and period features that reflect its Italian influences. Two botanical gardens frame the house: an 18th-century garden inspired by Granada's Generalife and a 19th-century romantic winter garden. A 40-step marble staircase connects both levels, culminating in two coral grottoes. The grounds shelter araucarias, magnolias, cypresses, a Lebanese cedar, and multiple palm varieties, including kentias, washingtonias, date palms and butia capitata. Seven fountains, some over 200 years old, punctuate the pathways. A rose garden adds seasonal colour. The orchards produce avocados, mangoes, persimmons, guavas, bananas, cherimoyas and oranges. A 13th-century Arab watchtower and wall stand on the property, alongside two Moorish aqueducts that once supplied the estate.

The estate hosts numerous events throughout the year: concerts, weddings, fashion shows, charity galas, and both public and private celebrations. Film crews and fashion brands choose the location regularly for shoots, whilst garden societies and cruise ship passengers visiting Motril include it on their itineraries. The approved expansion plans detail a 1,500 sqm events building, a 1,800 sqm main accommodation block housing 50 rooms across two floors, a 500 sqm secondary building with 10 suites, and a 200 sqm restaurant with sea views. Parking for 100 vehicles already exists. Solar panels provide sustainable energy.

Motril anchors the Costa Tropical between Málaga and Almería, connected by the A-7 coastal motorway and N-340. The property sits between Motril town centre and the medieval hilltop village of Salobreña, both of which are five minutes by car. Granada and the Alhambra lie 65 kilometres north via the A-44 motorway, an hour's drive through changing landscapes. Sierra Nevada ski stations sit 60 minutes away. The Alpujarras white villages scatter across the southern slopes of the Sierra Nevada, easily reached for day trips.

Motril provides all services: supermarkets, medical centres, schools including international options, restaurants and a working port. The town's beaches stretch along the coast, whilst La Rijana's cove offers a more secluded



alternative 15 minutes east. Nerja's caves lie 40 minutes west. The coast here enjoys average year-round temperatures of 18 °C and over 320 days of sunshine, creating a microclimate that supports the cultivation of tropical fruits. You can see snow on Sierra Nevada peaks whilst standing in short sleeves by the Mediterranean, a geographical quirk that defines this corner of Andalucía. The location balances seclusion with accessibility: rural tranquillity on the doorstep of infrastructure.

In addition, the property benefits from proximity to the Los Moriscos 18-hole golf course, located just minutes away, offering year-round golfing in a privileged coastal setting. Furthermore, Motril has initiated a major new marina development project, officially launched in 2026, which will significantly enhance the town's nautical infrastructure, leisure offering and long-term investment appeal. This forward-looking-development further strengthens Motril's position as an emerging destination on Andalucía's coast.

All property information provided comes directly from the owner. The listing agent acts solely as an intermediary and cannot guarantee the accuracy or completeness of these details. Prospective buyers are encouraged to conduct their own due diligence to verify important information. Thank you for your understanding.



Features:

Features

Private Terrace
Satellite TV
Storage Room
Ensuite Bathroom
Double Glazing
Fitted Wardrobes
WiFi
Utility Room
Staff Accommodation

Views

Sea
Mountain
Country
Garden
Pool

Pool

Private

Security

Gated Complex
Alarm System
Entry Phone

Orientation

South

Setting

Close To Golf
Close To Port
Close To Shops
Close To Schools
Close To Sea
Close To Town

Furniture

Part Furnished

Utilities

Electricity
Solar water heating

Climate Control

Air Conditioning
Fireplace
Central Heating

Condition

Good

Garden

Private