



Finca - Cortijo for sale in Nigüelas

1,500,000 €

Reference: R5296597 Bedrooms: 14 Bathrooms: 14 Plot Size: 20,751m² Build Size: 1,430m² Terrace: 206m²





Granada Inland, Nigüelas

Welcome to the white Andalusian village of Nigüelas in the heart of the beautiful Lecrín Valley in the province of Granada.

This fully operational boutique hotel offers a unique investment opportunity in southern Spain, where charm, nature, comfort and guest experience come together.

The boutique hotel is housed in a carefully restored 16th-century historic mill and has ±14 rooms and suites, each with its own bathroom. They vary in size (approx. 30–40m²) and are equipped with air conditioning, fireplaces, wooden beams and authentic details. There is also a separate cottage/apartment suitable for approximately five people, with a living room, kitchen and terrace, ideal for families or longer stays. The hotel can accommodate up to 36 guests and has an official tourist licence (2 stars, Rural modality).

The facilities are extensive and luxurious: a spacious outdoor swimming pool with sun terrace, jacuzzi, a traditional hammam (converted into a lounge area), several terraces and beautifully landscaped gardens with olive and fruit trees. Seating areas with panoramic views of the Sierra Nevada are scattered throughout the grounds. The restaurant (seating approximately 70 people) is fully equipped with professional kitchen facilities and there is an attractive bar, lounge and library. In addition, there is an ecological greenhouse, two kitchens, various storage rooms and on-site parking. A 15 kW solar panel installation was recently installed, contributing to sustainability and lower operating costs.

The boutique hotel also offers additional commercial opportunities and guest experiences:

Organisation of weddings, private events and group retreats in an attractive rural setting.

Workshops, yoga and culinary experiences, such as olive oil tastings and local gastronomy.

A small shop with local products for guests, in keeping with the agroturismo concept.

The grounds emphasise the sustainable and authentic character of the hotel, with an ecological greenhouse, its own olive trees and garden produce.

The estate is preferably sold as a whole, including the adjacent plots with a total area of approximately 16,000 m² (guide price £150,000). This extension represents a particularly valuable added value thanks to the combination of return, infrastructure and development potential.

It is a centuries-old olive grove with approximately 100 productive olive trees that generate a good annual yield, perfectly fitting in with the existing agrotourism and gastronomic concept. The plots have two private water sources that provide full irrigation for the estate, supplemented by an impressive water tank with a storage capacity of no less than 1,000,000 litres, guaranteeing maximum autonomy and sustainability.

On the higher part of the site there is a spacious barn of approximately 160 m², suitable for storage, workshop, animal housing or possible redevelopment within a tourist or agricultural context. In addition, there is a separate area set up as a parking area for motorhomes, which offers additional commercial opportunities within slow tourism and nature tourism.

The sale also includes the entire goodwill of the business, including brand name, reputation, customer base and



operational structure. All furniture, machinery, professional kitchen equipment and full inventory are included in the transfer, allowing the new owner to continue the business immediately and without interruption.

This combination of hospitality, agricultural yield, water autonomy and expansion opportunities makes it an exceptional investment opportunity with both immediate income and future growth potential.

The location is ideal: approximately 30 minutes from the historic centre of Granada with the world-famous Alhambra, and about 35 minutes from the Mediterranean coast. The region is popular for nature tourism, hiking, cycling holidays, skiing holidays and culinary trips.

In summary, the hotel has:

± 14 rooms with private bathrooms

1 independent cottage/apartment

Restaurant and bar

Swimming pool and wellness facilities (jacuzzi and hammam/lounge area)

Extensive gardens and terraces

Ecological greenhouse, solar panels and sustainable facilities

On-site parking

Authentic historical character

Possibility to purchase additional plots with olive groves and stable buildings

Possibility to host events, weddings, workshops and retreats

Guest experience through shop and agrotourism concept

This is a rare opportunity for investors or entrepreneurs looking for a ready-to-go, charming hospitality business in a prime location in Andalusia.

Here, time is not filled, but experienced.

Slowing down here does not mean standing still, but listening more deeply.

If you would like more information about this hidden gem, please do not hesitate to contact AbraCasaBra Real Estate.



Features:

Features

Covered Terrace
Private Terrace
Satellite TV
Storage Room
Ensuite Bathroom
24 Hour Reception
Fitted Wardrobes
WiFi
Guest House
Utility Room
Jacuzzi
Barbeque
Guest Apartment
Access for people with reduced mobility
Bar
Solarium
Restaurant On Site
Staff Accommodation

Views

Mountain
Panoramic
Country
Garden
Pool
Courtyard
Street
Ski

Pool

Private

Garden

Communal
Private

Utilities

Electricity
Drinkable Water
Photovoltaic solar panels

CO2 Emission Rating

A

Orientation

South

Setting

Close To Shops
Close To Schools
Country
Mountain Pueblo
Close To Forest
Village
Town
Close To Skiing

Furniture

Optional

Security

Gated Complex
Alarm System

Category

Holiday Homes
Investment
Luxury
Resale

Climate Control

Air Conditioning
Cold A/C
Hot A/C
Fireplace

Condition

Excellent

Kitchen

Fully Fitted

Parking

Garage
Private
Open
More Than One
Covered
Communal
Street

Energy Rating

A



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