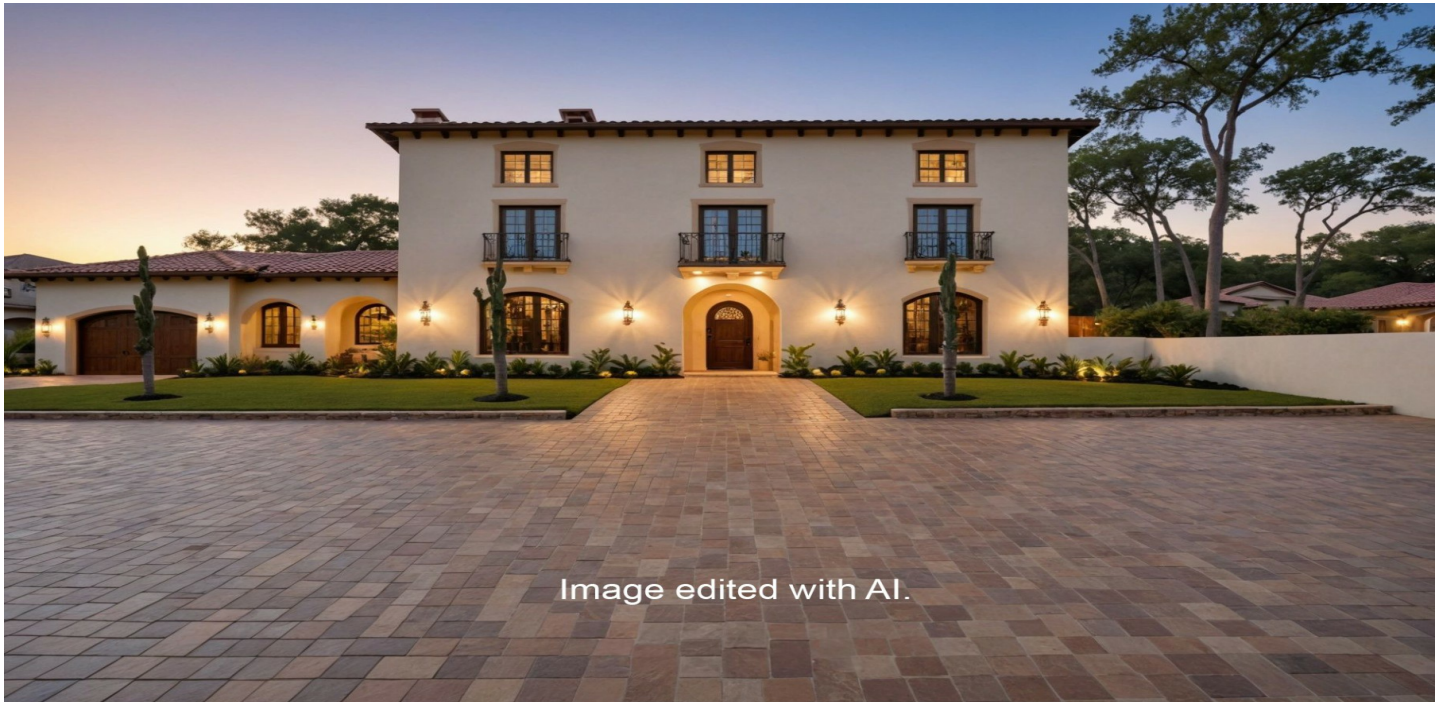




## Building for sale in Castalla, Castalla

799,000 €

Reference: MS38954   Bedrooms: 12   Bathrooms: 12   Plot Size: 48,000m<sup>2</sup>   Build Size: 1,300m<sup>2</sup>





## Hoja de Alcoy, Castalla

Estate for Sale in Castalla, Alicante – Unique Investment Opportunity on the Costa Blanca

Over 48,000 m<sup>2</sup> of Land with Historic Building

This estate sits on a magnificent 48,000m<sup>2</sup> plot and features a splendid 1888-built structure, fully restored and ready to customize. Boasting 1,300m<sup>2</sup> over three floors, it provides a robust and flexible foundation for a boutique hotel, event center, luxury country residence, or private estate.

Swimming Pool, Olive Groves & Spectacular Outdoor Spaces

Enjoy a pool, landscaped gardens, and an olive-growing area that enhances the beauty and authenticity of the landscape—perfect for outdoor events or unforgettable guest experiences.

Boutique Hotel Project with Profitability Study

A full boutique hotel project with financial viability plan is included, featuring:

12 en-suite rooms

Spacious events hall

Professional kitchen & restaurant

Reception & laundry area



Beautiful outdoor spaces for events

Designed to establish this estate as a benchmark in quality rural tourism in Alicante.

#### Strategic Location

Located in a peaceful area, with quick access to the highway and well-connected to Alicante city and airport—ideal for both national and international guests, blending countryside serenity with city convenience.

#### Proven Agricultural Profitability:

The olive groves and cultivated areas of the estate show significant profitability potential. According to preliminary studies, the exploitation of the crops could generate an annual income of between €25,000 and €30,000 within 5 years, establishing a stable passive income source.

#### Expansion of Living Space:

The plot includes an additional 700 m<sup>2</sup> of buildable land, offering the possibility to construct another independent residence or expand the existing facilities (for example, additional suites, a spa, or accommodation for staff/owners), adding exceptional value and versatility to the investment.