

€2,350,000 Hotel - For sale

## Villa with hotel license and business project for sale in San Sebastián

Spain » Basque Country » San Sebastián » 29050



Contact us today for more information or to arrange a viewing

+34 943903720 • sansebastian@lucasfox.es • lucasfox.com • Paseo de Miraconcha 20 Bajo Local izq, San Sebastián, País Vasco, Spain

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### OVERVIEW

## Property with hotel license and business project for sale by the Oncologico and the Hospital in San Sebastián. Great investment opportunity.

Lucas Fox presents this property, with a currently built area of 570 m<sup>2</sup> (expandable) and surrounded by a plot of 1,850 m<sup>2</sup>, which represents an excellent investment opportunity. It currently has a hotel license, offering great potential for its development as tourist accommodation.

The property is strategically located next to the Donostia Hospital, where a new proton therapy unit will be built. Proton therapy is an advanced and safe technique for treating certain types of cancer, especially in pediatric patients and specific tumors. This center will be part of a donation from the Amancio Ortega Foundation to improve public oncology in Spain, which will attract both national and international patients, creating high demand for accommodation.

The property already has a study for a project with the following layout:

Ground Floor: Hall-reception, 10 double rooms with toilets, 1 adapted room with a toilet. Common areas.

First Floor: Living room and 3 rooms with bathrooms. Common areas.

Basement: TV room, luggage storage area, toilets, and staff changing rooms. Common areas.

Total: 14 rooms.

Additionally, the property has the possibility to expand its construction, opening up multiple options for tailored development to suit the desired project.

This property represents a unique opportunity for investors seeking a renovation project with significant medium and long-term profitability prospects, especially with the proximity of the proton therapy unit and the increasing flow of patients who will require accommodation.



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Garden, Parking, Communal terrace, Views,  
To renovate

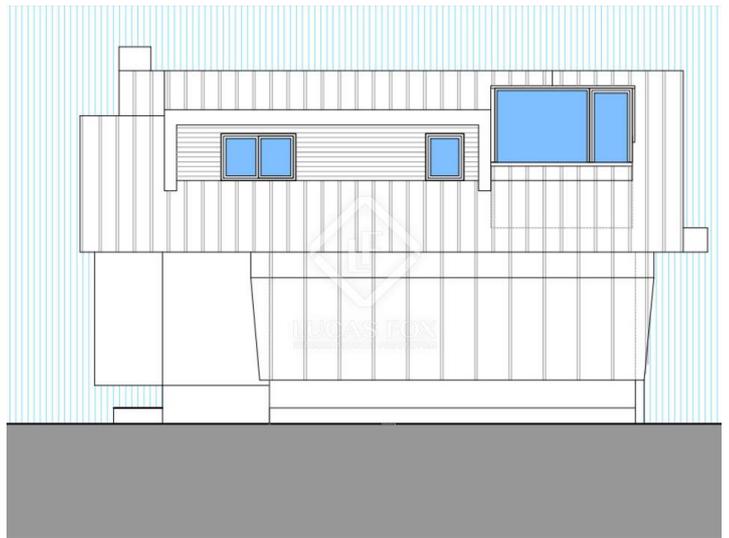
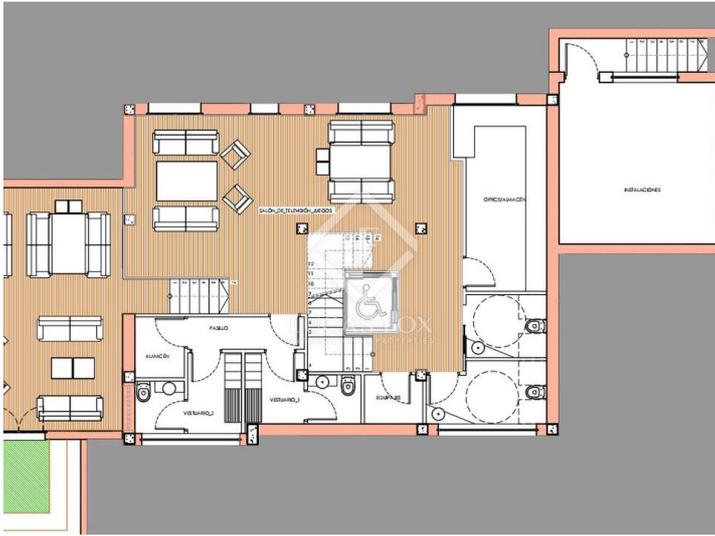
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