

## Boutique Hotel with Expansion potential in Santa Eulalia del Río, Ibiza



**Price: 0 €**

### GENERAL INFORMATION

Property Ref:	CW-D-IR-9	Category:	
Location:		Area:	
N. Bedroom:	15+10	N. Bathroom:	15+10
M <sup>2</sup> Property:	1123	M <sup>2</sup> Inside:	916



This property is not for sale until the energy certificate has not been submitted.

### DESCRIPTION

Charming **2-star boutique hotel** located in the town of **Santa Eulalia del Río**, offering an authentic and relaxed Ibiza experience. Built **before 1950 in Cuban colonial style**, the property is partly protected and considered one of the **island's earliest tourist establishments**, preserving its historical character and charm.

The hotel features **15 air-conditioned rooms** (one currently used for staff) and includes **reception, office, lounge, dining room, professional kitchen, laundry room, and a**

**70 m<sup>2</sup> basement** used for storage and technical facilities, as well as a **garage**. The property also holds **bar, cafeteria, and restaurant licenses**, enabling full food and beverage operations.

Surrounded by a **beautiful tropical garden**, the hotel offers a **heated swimming pool with a retractable cover**, an **outdoor bar**, and a spacious terrace with **sun loungers, lounge seating, and restaurant tables**, creating a relaxed setting for breakfast, dining, and evening cocktails.

Over the past **three years**, the property has undergone substantial improvements, including **electrical and fire safety compliance, modernization of plumbing and air-conditioning systems, installation of a new heated pool system, upgraded security systems, full Wi-Fi coverage, video surveillance, and a modern reservation and management platform integrated with major booking portals**.

The hotel operates with a **team of 8 staff members**, including management, reception, housekeeping, kitchen staff, and trainees.

**Expansion potential:** There is the possibility to **add an additional floor**, allowing the development of approximately **10-12 additional guest rooms**, representing a strong opportunity for future growth and value enhancement.















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