

BROMLEY ESTATES

Marbella



BOUTIQUE APARTHOTEL INVESTMENT OPPORTUNITY IN FUENGIROLA WITH A BUILDING LICENSE

📍 Fuengirola

REF# BEMC85 €5,950,000

BEDS

35

BATHS

40

BUILT

1600 m²

PLOT

4000 m²

A historic estate repositioned for contemporary hospitality use, this exceptional project occupies an elevated setting on the Costa del Sol, offering open views across the Mediterranean coastline and a sense of privacy from the surrounding urban environment. Presented as a boutique aparthotel investment opportunity in Fuengirola with a building license in place, the project combines a distinctive design with a fully developed and approved concept, ready to move directly into the construction phase.

The property originates from a traditional Andalusian residence built in the mid-twentieth century and has been thoughtfully refined over time. Its evolution has preserved the character of the original structure while enhancing its quality and functionality. The current proposal builds on this foundation, combining architectural authenticity with a carefully resolved and highly functional hospitality layout.

The development comprises more than 4,000 square metres of built area and is arranged across four buildings that follow the natural contours of the site. This configuration allows each volume to benefit from

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open views, optimal orientation, and a sense of privacy. The overall plan is coherent and well balanced, with clear relationships between buildings, terraces, and access points, supporting both a premium guest experience and efficient day-to-day operation.

The approved project is conceived as a boutique aparthotel, comprising sixteen luxury apartments and penthouses. All units feature private terraces, while shared amenities include a restaurant, landscaped gardens, swimming pool, spa, gym, lifts and parking. One of the buildings has already been completed and incorporates penthouses, suites, and the restaurant, enabling the possibility of a phased opening if desired.

The project can also be adapted to operate as a hotel without altering the existing built volume. In this configuration, the three principal buildings can accommodate at least thirty-two double rooms, increasing to approximately thirty-five if selected apartments are retained as suites. The layout supports a three- to four-star positioning, with flexibility to elevate the concept further depending on the interior design and operational vision.

The distribution of spaces is both intuitive and carefully considered. Outdoor areas connect directly with social and dining spaces, creating a natural and fluid transition between them. The wellness facilities include a spa, sauna, Turkish bath, treatment rooms, and an indoor pool. The restaurant is designed with a variety of indoor and outdoor settings, allowing for different atmospheres throughout the day. Upper-level units offer an enhanced level of privacy, with terraces and Jacuzzis that fully capitalise on the views. The project reads as a cohesive and integrated whole rather than a collection of individual elements.

Operational areas have been incorporated from the outset. Basement levels provide space for laundry, storage and technical services, with additional flexibility to expand wellness or activity areas. Circulation has been carefully planned to separate guest and service routes, supporting efficient management and a high standard of operational performance.

Sustainability is integrated into the design through solar panels and heat pump systems, reducing energy consumption while allowing surplus energy to be returned to the grid. The project achieves an energy efficiency rating of A and incorporates durable materials suited to long-term use.

The architecture presents a contemporary interpretation of traditional Andalusian forms. White volumes, natural stone elements and shaded terraces contribute to a coherent and balanced aesthetic, while the layout prioritises natural light, proportion, and usability.

From an investment perspective, the project provides clarity, security and reduced risk, positioning it within the luxury segment of the Costa del Sol market. Fuengirola is one of the most compelling locations on the coast, offering a strong combination of sustained rental activity and long-term growth potential. Its proximity to Málaga and the international airport ensures a consistent year-round flow of visitors, supporting both short- and long-term stays. Alongside established destinations such as Marbella, Fuengirola is increasingly recognised as a high-performing market, where investors can benefit from solid occupancy levels and continued capital appreciation. The town's established infrastructure, beachfront setting, and proximity to renowned golf courses, together with a vibrant and cosmopolitan year-round lifestyle, continue to drive international appeal and reinforce its position as a highly sought-after location.

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The area benefits from a privileged Mediterranean climate, with long, sun-filled summers between 25 and 35°C and mild winters above 10°C, complemented by a dynamic and cosmopolitan coastal environment. These conditions support consistent occupancy and make the location ideally suited to both short-stay and extended-stay hospitality models.

With planning complete and the design fully resolved, the structure supports multiple operational approaches without the need for major modification. This creates a clear and efficient path to completion and operation, positioning the project as a compelling opportunity within the Costa del Sol hospitality investment landscape.



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