Finca - Cortijo in Los Canos de Meca

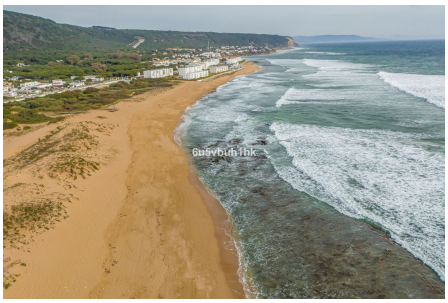
€2,800,000

Los Canos de Meca, Los Caños de Meca, Cádiz

Bedrooms: 6 | Bathrooms: 3 | Plot: 8126 m² | Built: 442 m²









Overview

A 8,126 m² estate located just 118 meters from the beach in Los Caños de Meca, set in a privileged natural environment next to La Breña Natural Park and the iconic Trafalgar headland.Currently operating as a fully functioning tourist complex, combining a profitable business, fully legal residential properties, and significant future development potential.???? MOTORHOME AREA – OFFICIAL LICENSEOne of only four legally operating motorhome areas in the province of Cádiz. • Capacity for 60 motorhomes • Individual electrical connections • Showers, bathrooms, laundry facilities and service areas • Two certified watertight septic tanks (50,000L total capacity) • Mains electricity + solar panels • Mains water supply + high-capacity registered well???? Key figures: • Average occupancy rate: 86.5% • Annual growth: +16.2% • Sector expansion: +40% • Ratings: 4.7 on Google and

4.73 on Park4nightA business with proven turnover, outstanding reputation, and a loyal national and international client base.???? MAIN VILLA – 370 m²Elegant manor-style residence surrounded by a mature landscaped garden with automatic irrigation. • 4 bedrooms (including 1 master suite) • 3 full bathrooms + guest toilet • 2 spacious living rooms • Large kitchen with pantry • Interior courtyard • Garage and covered parking • 8,000L water storage tanksCurrently operating as a tourist rental property, with excellent reviews (4.9/5).Ideal as a private residence, boutique villa, or expansion of the existing business.???? MODULAR HOUSE – 72 m²Located on an independent 800 m² fenced plot: • 2 bedrooms • Open-plan living/dining area with kitchen • 36 m² wooden porch • Landscaped garden areaCurrently used as accommodation for the site manager, but with strong potential as an independent tourist rental unit.???? URBAN LAND (NON-CONSOLIDATED) – DEVELOPMENT POTENTIALThe property is classified as non-consolidated urban land, included within future municipal planning frameworks.Potential opportunities include: • Installation of 4 tourist bungalows • Upgrade of the existing license to Camping or Glamping category • Future revaluation linked to urban development • Estimated building potential of up to 16 residential units (according to municipal information)???? 350 m² PRIVATE PARKING AREAIn a highly demanded summer destination where parking is extremely limited, private parking space represents both a strategic advantage and an additional income opportunity.???? ONE PROPERTY – MULTIPLE INCOME STREAMS Operating tourism business Two fully legal residential properties (rare in the area) Proven high profitability Immediate expansion potential Long-term urban development upside Prime location, 2 minutes walking distance to the beachA unique opportunity for investors seeking a tangible asset combined with an established business and strong future growth potential, in one of Andalusia’s most distinctive coastal enclaves.

Amenities

Setting: Beachside, Close To Shops, Close To Town

Climate Control: Air Conditioning, Fireplace

Views: Garden Views

Features: Covered Terrace, Fitted Wardrobes, Games Room, Guest Apartment, Guest House, Ensuite Bathroom

Contact

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