

1178, BEACHFRONT INVESTMENT OPPORTUNITY IN SIPACATE, GUATEMALA - PRICE REDUCED!

for sale. \$ 1,025,000



Sipacate, PACIFIC COAST AREA, Escuintla

Unlock the potential of this sprawling beachfront retreat nestled in the tranquil shores of Sipacate, Escuintla, Guatemala. Now offered at a reduced price, this esteemed hotel, restaurant, and bar present a turn-key investment opportunity for savvy entrepreneurs seeking coastal hospitality excellence.

Prime Location: Accessible via pristine roadways, just a leisurely 2-hour drive from Antigua Center, lies this expansive property divided into two lots. The first lot, spanning 11,423.84 sq mt, serves as a spacious guest parking area adorned with lush palm trees and two charming guardian houses. A canal-side dock offers convenient access to the hotel entrance, nestled along the sun-drenched beaches of Sipacate. Property Highlights: The second lot boasts 9,641.76 sq mt of beachfront bliss, with 264.85 mt of pristine coastline, housing the operational heart of the hotel. Valid OCRET contracts until 2030 ensure regulatory compliance with minimal annual costs. Family-owned since 1998, enjoy the tranquility of a secluded locale with no immediate neighbors, ideal for a serene retreat. Infrastructure includes 33 en-suite rooms with A/C, an expansive restaurant and bar accommodating up to 300 patrons, a reception area, a professional kitchen with ample storage, laundry facilities, and additional storage areas. Five swimming pools dotted throughout the property offer guests refreshing respite, complemented by a fish tank for fresh "Tilapia" and five septic tanks for efficient waste management. Graced by towering palm trees providing natural shade and enhancing the tropical ambiance, the property exudes an inviting atmosphere. Ownership & Legality: Foreign ownership and business operations in Guatemala are straightforward and permissible, offering a seamless transition for prospective investors. Price & Appraisal: Priced competitively based on a 2019 appraisal, seize this rare opportunity to acquire a prestigious coastal establishment at a reduced rate. Envision your investment flourishing amidst the sun-kissed shores of Sipacate. Contact us today to schedule a viewing and embark on your journey towards coastal hospitality excellence at an unbeatable value.

AREA INFORMATION:

Construction : 4692.83

Lot : 21065.6

CONVENIENCE:



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