



## El Paredon, PACIFIC COAST AREA, Escuintla

This large and well-established hotel, restaurant & bar for sale on the beach of Sipacate in Escuintla, Guatemala, offers an investment option in a turn-key business. There is road access in great condition, approximately 2 hours from Antigua Center by car.

The property is divided into two lots, the first lot is currently used for parking space for guests and it measures 11,423.84 sq mt. You access the parking lot straight from the road, and it has two small guardian houses and many large palm trees for shade. It also has a dock on the canal between the mangroves, where you take a short boat ride to the entrance of the hotel on the beachside. The second lot measures 9,641.76 sq mt and is located in front of the ocean, with 264.85 mt of beachfront. This is where the hotel operation is set up and running. Both properties have a valid OCRET (Government Office for Territorial Natural Reserves in Guatemala) contract until the year 2030, with a low annual cost of less than USD\$2,000 for both lots. The contracts can be renewed within 6 months before the current contract expires, having all payments up to date. The hotel has been operating since 1998 and has been a family business since then. The property has no next-door neighbours so it's a very quiet and peaceful area. Sipacate is a popular destination on the Escuintla coastline, very nice for ocean swimming and great waves to practise surfing. Each area of the hotel is accessed via concrete pathways throughout the property. Private electricity lines are already installed as well as underground potable water ducts from Sipacate town into the hotel (they run under the canal in between). The property amenities and infrastructure include the following: 33x rooms, all en-suite (2 singles, 10 doubles and 21 triples) and with A/C Large Restaurant & bar area with a palm tree roof that can host approximately 300 people, right in front of the ocean. Reception and two office spaces Professional Kitchen with storage Extra storage areas Laundry and washing area 5 swimming pools throughout the hotel Fish tank for fresh "Tilapia" 5 septic tanks All throughout the property, there are large palm trees that fill the place with nature and natural shade. It is useful to know that it is permissible and easy for foreigners to own land and have businesses in Guatemala. This business is completely legal and all the required environmental and governmental requirements and regulations have been adhered to. It comes with a current business licence. All taxes are up to date. The price is based on the appraisal value made in 2019.

### AREA INFORMATION:

Construction : 4692.83

Lot : 21065.6

### CONVENIENCE:



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