

Butler Ridge

PRESENTS



**Hotel La
Escondida**

PENÀGUILA • SPAIN



Hotel La Escondida

Escondida translates directly as The Hideaway.

Where a circle of sweeping mountains keeps the mayhem away, where the landscape is only broken by olive groves, breath-taking forests and occasional glimpses of whitewashed villages dotted haphazardly around 360 degrees of unbroken natural beauty.



The Overview

An exclusive opportunity to purchase a delightful 12 bedroom boutique hotel situated in the picturesque and peaceful mountain region of Penáguila, enjoying 360° spectacular panoramic views, approximately a 45 minute drive from Alicante Airport.



Originally built in 1890 as a hunting lodge, La Escondida is set in 210 acres of land and has additional outbuildings including Torre Sena which is a Castellated part developed building, an owners two bedroom villa, a large agricultural building and three derelict farmhouses, all ideal for extensive development subject to local planning permissions.

Escondida can be reached from Alicante airport in approximately 45 minutes on the Alicante to Alcoy motorway making it easily accessible.

Alicante airport has the benefit of year round chartered and scheduled flights to many national and European destinations. Flights times from London are within 2 hours & 30 minutes.



This stunning hotel was converted and refurbished approximately 10 years ago by a British couple, Terry and Yvette Venables, who have lovingly created a delightful environment for guests with not only the interior furnishings but the service provided from a friendly staff, all of which enjoy well documented positive feedback on Trip advisor and Expedia.

There is now a hotel management company managing Escondida contracted on a short lease.

The hotel is constantly in demand as a wedding venue and is also hired as a whole for private functions.

Escondida has been fully refurbished and designed with bespoke soft furnishings imported from King's Road in London. There is a cosy lounge and bar, restaurant with outside terracing for further dining enjoying panoramic views. To the lower ground floor there is a large lounge / function room with separate bar opening onto a large terrace also enjoying panoramic views.

There is also a separate bodega / wine cellar / private dining room.

10 beautifully appointed en-suite bedrooms in the main building and two delightful one bedroom cabins set in woodland aside the main building with their own private garden all enjoying panoramic views.

There is a heated indoor pool with changing rooms and two massage rooms.

An outdoor swimming pool with pergolas and a hard surface tennis court.

The hotel is set in 210 acres with olive and almond groves that are tendered by the local farmer, this has been underutilised by the present owners and has potential for extra income and potentially an EU agricultural allowance (this has to be established and confirmed).

There is an additional fully refurbished villa with two bedrooms, two bathrooms, a kitchen / lounge and a large private garden that can be used for owners / management accommodation or ideal for a separate guest villa.





The Gallery



The Land

Escondida stands in a superb elevated position 2,000 feet above sea level, enjoying 360° panoramic views. The land extends to approx 210 acres.

There are formal landscaped gardens directly around the Hotel and then further land enjoying olive and almond groves.

Torre Sena

Fronting the site of Escondida this period vacant building dates back from 12/13th Century, with some sympathetic modifications over time.

The stunning tower still remains intact and makes one of a trio of towers within the immediate area.

Subject to planning permission the redevelopment could include, ground floor function rooms including additional bar/restaurant, 6 first floor bedrooms and 4 or 6 second floor bedrooms.

The roof has potential to be redeveloped to have balconies / terraces incorporated within the top floor bedrooms which would enjoy panoramic views.



Torre Sena could also be converted into a stunning Health or Leisure Spa subject to planning permission.

There is also an area that could be used for a large Marquee for weddings or conferences.

Mas De Jové

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Derelict Farm Houses (Fincas)

Within the 210 acres there are three derelict stone rustic farm houses (fincas) which, subject to planning, could be redeveloped into additional guest accommodation / finca villas.

To the rear of the land is a large agricultural building recently used for storage facilities. Subject to planning permission there is potential for demolition and redevelopment for further guest accommodation.



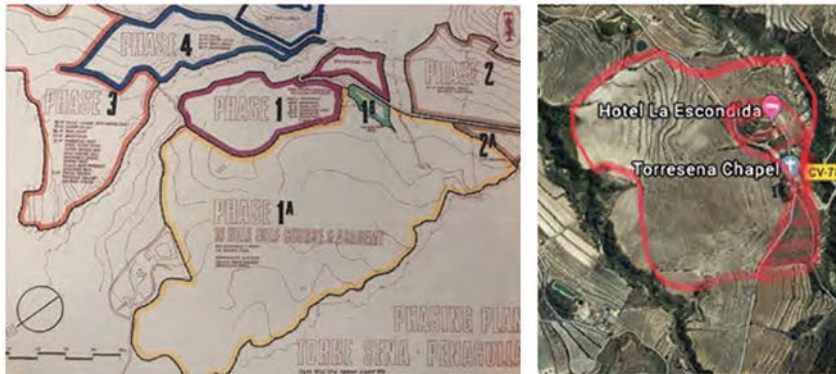
Agricultural building



Potential Development Opportunity

In 2003 the owner Terry Venables commissioned an architect to design a quality golf course community 823 villas and a sports and leisure park.

In 2003 an additional 240 acres of land was on option to buy to complete the development, we cannot confirm if this additional land purchase option would still be available.



The land sits within zones 1, 1a and 1b as demonstrated by the map on the left. Zones 2, 2a, 3 and 4 were land purchase options for the proposed scheme in 2003.

Zone 1, 1a and 1b have expired planning permission for 64 homes or to construct an additional hotel building extending to 26,688 sq m. However, the planning also specified a high performance centre is to be built in the same period of time.



The Location

The drive to La Escondida gives the first clues of being on the way to a special place. La Escondida is located in the Valencian Community, between the municipalities of Benifallim and Penáguila, 20 minutes from the town of Alcoy and at the gates of Font Roja National Park.

The Alicante coast fades from view and is replaced by imposing trees that cling at impossible angles along the edge of the road.

Advancing along the winding road you will find a charming valley, surrounded by mountains and there in the distance on a slight hill you will find Hotel La Escondida.



FURTHER INFORMATION



For further information and to arrange a viewing
please contact the sole agent:

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