



## Av. Quito, San Alejo, MANABÍ

A successful and fully operational beachfront hotel with 8 furnished guest cottages, cocktail bar, swimming pool, and tropical gardens. Seller financing can be considered.

This colorful, boutique hotel is set in an artsy, tropical paradise on the shores of San Alejo. Nestled between the small beach towns of San Jacinto and San Clemente, just 40 minutes north of the Manta airport, this successful and fully operational hotel is located in an ideal spot for attracting visitors who wish to explore some of the most beautiful beaches in all of Ecuador. The 8-suite hotel comprised of single story cottages sits on a 1,500 sq meter property (15,146 sq ft) and plus an adjacent 300 sq. meter lot (3,229 sq ft) for a total of 0.44 acres of beachfront property, steps to the beach and within close walking distance to restaurants, small stores, coffee shop, and buses to the cities of Manta, Portoviejo, and Bahia. The Setting This oceanside escape successfully unites a cheerful, toes-in-the sand, "it's always 5 o'clock" ambiance with the practical comforts of home, such as wifi, Direct TV, air conditioning, comfortable furnishings, and complete kitchens. As you come in off the beach and enter through the hand-carved wood doors of this 1,500 square meter property (0.37 acres), you are greeted by a vibrant, tropical garden paradise that exudes both fun and relaxation. The grounds were creatively designed to provide guests a variety of outdoor areas to enjoy. Guests can saddle up to the tiki bar for an ice-cold beer or an umbrella-adorned cocktail; others can soak up some sun in one of the brightly colored sunbeds or curl up with a book or a board game in one of the beautiful cross-section wood dining tables. Sunsets can be best appreciated from the covered, oceanview terrace equipped its own separate bamboo bar. And of course, at the center of the property is the crystal clear swimming pool featuring a swim-up bar table and stools and surrounded by lush, tropical vegetation. Every aspect of this property has been lovingly designed, from its huge oceanview bamboo terrace to innovative, whimsical artwork commissioned by local artists, to the hundreds of varieties of colorful, tropical plants. The Cottages The hotel is comprised of eight fully-furnished guest cottages with a current maximum occupancy of 44. Seven cottages are one and two-bedrooms with complete kitchens; the eighth cottage is a single room suite. Each of the cottages features wifi, air conditioning, on-demand hot water, overhead fans, refrigerator, flat screen TV with Direct TV, and large, walk-in showers. The largest 2-bedroom cottage is equipped with a

### BASE INFORMATION:

Bed	: 13
Bath	: 10

### LAND INFORMATION:

Total acres	: 0.44
Square feet	: 19375
Lot Size	: 19375

### BUILDING INFORMATION:

House Style	: Furnished cottage suites
House Construction	: Brick and reinforced concrete
Exterior Finish	: Stucco
Roof	: Fiber cement
Flooring	: Tile
Remodeled on	: 2014
Number of Floors	: 1
Floor area (Total)	: 19375

### CONVENIENCE:

**General Amenities:** Wifi Internet,Storage area,Separate Workshop/Storage ,Security Walls,Pet Friendly,Oceanview Balcony,Furnished,  
**Appliance Amenities:** Refrigerator,Microwave,Air conditioning

gated courtyard, has ocean views, and can serve as the onsite residence for the owner or caretaker. Cottage 1 Cottage 1 sits at the entrance of the property and has ocean views from the gated courtyard. The courtyard has covered seating for up to 10 people and provides a secured area for your furry friend to stretch their legs. It is the largest of the cottages featuring 2-bedrooms, one with a king bed, the other with a queen. It has a spacious, shared bathroom, living area with comfortable furnishings, a dining area with table and chairs, and a complete kitchen with an electric stovetop, refrigerator, microwave, and toaster oven. This cottage can serve as a guest room or alternatively as the onsite residence for the owner or caretaker. Cottage 2 Cottage 2 is a two-bedroom with a king bed and ensuite bath in the first bedroom. The second bedroom has a queen bed and double bed. A half bath is located off the spacious living and dining area. The kitchen has an electric stove, fridge, microwave, and toaster oven. Cottages 3 and 4 Cottage 3 and 4 feature two bedrooms. One bedroom has a queen bed and a double bed; the second bedroom has one queen bed. The bedrooms share a spacious full bathroom with walk-in shower. The kitchen has an electric stove, fridge, microwave, and toaster oven. Cottage 5 Cottage 5 is a single room suite with a double bed. It is equipped with a mini-fridge, water dispenser, flat screen TV, AC, overhead fan, closet, and full bath with walk-in shower. Cottage 6 Cottage 6 is a spacious one bedroom cottage with a queen bed, full bath with walk-in shower, living/dining area, and complete kitchen. Cottage 7 Cottage 7 is a two-bedroom with a spacious kitchen and living/dining area. One bedroom has a queen bed and a double bed; the second bedroom has two double beds. The bedrooms share a spacious full bathroom with walk-in shower. The kitchen has an electric stove, fridge, microwave, and toaster oven. Cottage 8 Cottage 8 is a one bedroom that is currently used as the employee's quarters and sits beneath the guest's oceanview terrace. It has two double beds, full bathroom, living area, and a complete kitchen. Other Features The hotel has secured parking with four vehicles as well as overflow parking in the adjacent lot (included as part of the sale). The adjacent beachfront lot provides an additional 300 sq meters (3,229 sq ft) of choose-your-own-adventure space such as providing additional guest suites, adding a custom private residence, etc. The grounds feature an outdoor shower, outdoor sink, shared laundry area with washer and dryer, custom-built outdoor grill with chimney, poolside bathroom, 2 storage rooms, 6 poolside beds, two thatched roof shaded areas with custom wood cross-section dining tables, shaded hammock area, and an enormous covered bamboo oceanview terrace. Business Details Bedrooms: 13 Total beds: 18 (2 king, 8 queen, 8 double) plus 4 sleeper sofas Bathrooms: 10 Sleeps: 44 Parking: 12 The seller is willing to share business numbers for serious inquiries. Nightly rates average \$80 per night (in low season). The hotel is operated 100% legally with all required permissions to run a restaurant and hotel, architectural plans, and liquor licenses. Annual property taxes total less than \$200. The bilingual employees (Spanish/English) hope to stay on after the sale. Minimum basic salary for a full-time employee is just over \$400/month. The seller has done the heavy lifting for establishing and running a successful hotel business, including website hosting, advertising on multiple listing platforms, accounting software, and use of a comprehensive hotel and property management system. Online guest ratings are excellent and the hotel enjoys a loyal return customer base of wealthy Ecuadorians on vacation as well as expatriates exploring the area (largely from the US and Canada). Seller will consider owner-financing. Please check out all of the images in the photo reel at the top of this listing. The exact location of this property can be seen in Google Maps towards the bottom of the listing. Please get in touch with your questions and to schedule a showing!

(split unit),

**Community Amenities:** Tiki Bar/Wet Bar,Swimming Pool,Shared Rooftop Terrace,On-Site Bar/Restaurant,Direct Beach Access,

**Energy Savings Amenities:** Gas Stove,  
**Exterior Amenities:** Wall/Fence,Tropical Gardens,Tiki Bar/Wet Bar,Swimming Pool,Rooftop Terrace,Outside Kitchen,Outdoor shower,Gazebo,Exterior Lighting,Direct Beach Access,

**Interior Amenities:** Tile Floors,Overhead fans,Open Concept

Floorplan,Furnishings,Air Conditioning,

**Landscape Amenities:** Tropical Gardens,

Tax				
Year	Tax	Change	Tax assessment	Tax assessment change
2019	\$ 184.00	0.00 %	\$ 0.00	0.00 %