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commercial for sale Valencia De Las Torres, Campiña Sur



Operational hostel business transfer with definitive activity license in one of Valencia's most dynamic, tourist-driven, and high-growth areas. A solid, fully operational asset combining private en-suite rooms with a fully renovated hostel-style annex, strategically designed to capture the increasing flow of both domestic and international travelers.~~The property features a highly efficient, profit-oriented layout. It offers 8 private rooms, all with individual full bathrooms, in various configurations: single rooms, double rooms, and spacious dorm-style rooms without bunk beds, accommodating between 3 and 5 single beds. This flexibility allows the business to adapt to different guest profiles while maximizing occupancy rates.~~In addition, a new hostel-style annex has been created through the complete renovation of the former common area. This annex now includes 6 brand-new reinforced bunk beds, adding 12 extra beds without the need for structural works or modifications to the existing license — a key strategic move to significantly increase profitability with limited investment.~Capacity, Layout & Regulatory Compliance~~~Authorized capacity: 35+ guests~~~Hybrid private room + hostel model, currently the highest-demand format in Valencia~~~Adapted access and emergency exits~~~Full compliance with all current regulations~~~2 arothermal water heaters, 150 liters each~~~This hybrid concept responds directly to real market demand: solo travelers, small groups, Erasmus students, sports and cultural tourism, marathon participants, congress attendees, festival visitors, and major event tourism.~Financials & Transfer Conditions~~~Transfer price: €380,000~~~Monthly rent: €3,100 (VAT included)~~~Lease agreement: 10 years + renewal options~~~Current management remains minimal and conservative. There is not yet an updated performance history reflecting the addition of the 12 new beds, representing a clear opportunity for repositioning, rate optimization, and significant revenue growth.~Average nightly rates in the surrounding area currently range between:~~~€80–90 during low season~~~€100–130 during high season~~~The hostel's current minimum rate starts from just €50 per night, leaving immediate room to increase pricing and occupancy without requiring additional renovations.~Strategic Location: Demand Structurally Exceeds Supply~The hostel is located in a key area of the city, surrounded by established and future demand drivers:~~~Ongoing development works of the new PAI project (several years of continuous activity and thousands of workers)~~~Levante UD sports complex~~~5 minutes from the beach~~~Very close to the City of Arts and Sciences~~~10 minutes from Arena Roig, Valencia's upcoming major events hub~~~Area with sustained growth in both domestic and international tourism~~~Valencia is currently unable to absorb existing tourist demand, as reflected by 100% occupancy rates during holiday periods, the Valencia Marathon with

over 40,000 international participants, major sporting events, festivals, congresses, and year-round tourism growth.~Fully operational asset, definitive license, and strong immediate scalability potential.

property details

Spanishstate id: **6324494**
reference:: **s-hostal**
close to/ located: **Valencia De Las Torres**
region: **Campiña Sur**
property type: **commercial**
rooms: **9**
property surface: **555 m2**
surface plot: **- m2**
price: **€ 0**

contact

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