

Country Hotel with Equestrian Centre





The Hotel

At present there are 18 beautiful and tastefully decorated suites which include a double bedroom with satellite TV and safe, a spacious bathroom with extra-large showers, a comfortable lounge with satellite TV and mini-bar as well as a large private covered terrace. All suites are fully air conditioned and are connected by wifi to the internet free of charge. All suites have direct access to the gardens and pool or to the Andalusian patio. There is the possibility to increase the number of suites/rooms to a maximum of 50.

12 suites lead straight in to the subtropical gardens of some 5.000 sqm with a most beautiful white lagoon pool reflecting the azure blue skies of southern Andalusia. The other six suites lead out to the Andalusian patio where lush palm trees and orange trees are competing with colourful tropical bushes filling the air with their sweet aroma at night. The small spa with Finnish and Turkish saunas will be supplemented with an indoor heated pool and Jacuzzi to release the aches and pains of the tired body preparing the guest for the following day to come.





The Restaurant

The restaurant is located apart from the rest of the property at the entrance to the resort serving both to hotel guests and passers by. It distinguishes itself from the usual “venta”, the typical road-side bars and cafeterias, not only by its design but also by its cuisine. There is the central “bistro” serving delicious tapas and local dishes during the day, while the two more intimate dining rooms invite for the enjoyment of excellent Spanish and international cuisine in a relaxed and comfortable atmosphere. The large covered terrace overlooks the riding arenas allowing for a leisurely viewing of the equestrian activities taking place.

On the lower floor are the rest rooms, as well as the staff areas and refrigeration chambers. There are also approximately 300 sqm of conference facilities which can be partitioned off into three smaller rooms allowing for seminars of up to 100 participants to take place. Next to the restaurant will be a spacious, partially covered children’s play area with an adjoining terrace allowing parents to watch their children play while enjoying a coffee and cake in the sun.





The Riding Centre

At present, there are 28 spacious airy boxes (3x4m) designed with plenty of light and each with automatic waterers. Every box has its own 24 sqm partially covered paddock. There is a licence in place to build a further 30 boxes which will be completed in the spring of 2008 making a total of 58 boxes all with their own private paddocks. For the foals there is a separate stable building and for the ponies there are open stables for 6 to 8 horses. The total capacity under the present licence is for approximately 70 horses. In the main stable hall there is a lounge for the staff as well as the staff rest rooms and opposite there are the rest rooms for the clients with showers, toilets and changing facilities. There are also separate tack rooms for clients and in house equipment as well as a room to train future grooms.

The riding arenas include the following facilities: One principal outdoor riding arena of 28 x 68 meters with flood light and sound equipment. This all-weather riding arena was built to the highest specifications to ensure permanent and instant use after even the heaviest rain fall. There will be another open air riding arena of 20 x 40 metres with equal specifications. A 14 metre lunging circle completes the outdoor facilities. The covered riding school is 22 x 62 metres and closed on three sides. There are covered spectators' stands for about 50 people. Adjoining the school is the fully automatic covered walker with suspended machinery allowing the use of the interior circle of 16 metres in diameter to be used as a lunging circle or an arena for beginners. All riding facilities are equipped with a fully automatic sprinkling system. There are also two larger paddocks each of 2.500 sqm for the foals.





The Manor House

The manor house was the first building to be built in the late eighteenth century and consists of two floors. The ground floor boasts an impressive entrance hall with a vaulted beamed ceiling leading into the even more impressive reception hall also with vaulted ceilings supported by massive pillars. The integrated dining area seats 14 people at a heavy pine table and the lounge is dominated by a man high open fire place. The original floor tiles were left intact giving the lounge an aura of history and old luxury. Adjoining the dining area is the large and modern kitchen, completely rebuilt, from where an old spiral service staircase leads to the upper floor. Next to the kitchen is a pantry plus a separate leading into the fully equipped laundry room with direct access to the patio.

The upper floor of the house is reached via a sturdy wide staircase winding up from the entrance hall. There are three bedroom suites leading off from the decorative landing. A few steps down lies the guest suite lending intimacy to the main family suites. The upper floor is fully air conditioned and has under floor heating throughout.

The private gardens of some 2.500 sqm include a large conventional swimming pool and a 70 sqm covered porch with summer kitchen and barbecue. The gardens border onto the foals' paddocks to the south and onto the alfalfa fields to the west.

Staff Quarters and other Buildings

There is separate staff accommodation for up to 6 people with four bedrooms and two bathrooms, a laundry area and a dining/living room with kitchen and a large private terrace.

The garage which takes 3 cars leads off from the main patio. In addition it has a mezzanine floor for storage and a tool shed. The main machine room can be reached from the garage and from the rear of the building which houses the equipment for hot water, heating, decalcifying machine, fire pump, pressure pump etc. Underneath the machine room are the water depots for drinking water, garden irrigation and fire fighting.

Another vaulted room which eventually will become a "bodega" leads off from the patio as well as the reception area and the general offices.



Agriculture

The property has an extension of 167.000 sqm of which about half the area is used to grow alfalfa, an excellent crop used for horse fodder. The planted area is irrigated with agricultural water from the Guadalcacin reservoir. There are seven cuttings per year yielding approximately 92.400 kgs p.a. making the riding centre self sufficient for this type of horse fodder. There are about 2 kms of reinforced tracks for riding, jogging and for driving a pony and cart.

The land is also suitable for 2-3 polo fields

General

The property is fully urbanised, has a brand new 150 kw transformer, new electricity cabling throughout, solar panels, completely new water and waste water installations, three sources of water: agricultural, own well and city water; a modern telephone switch board, internet, wifi to all suites; security alarm; 24 hour security surveillance; fire alarm and fire fighting equipment etc.







Distances

Jerez de la Frontera town centre	20 kms	25 min
Jerez de la Frontera airport	25 kms	25 min
Sevilla town centre	110 kms	60 min
Sevilla airport	110 kms	60 min
Beaches	35 kms	40 min
Gibraltar / airport	105 kms	60 min
Costa del Sol / Sotogrande	120 kms	75 min
Málaga Airport	220 kms	120 min
7 golf courses within	50 kms	
Sierra Nevada Ski Resort		180 min
Tangiers / Morocco		150 min

Data Sheet

Total land area	167.000 sqm	
Built area:		
Hotel	1.760 sqm	
Restaurant	1.270 sqm	
Manor House	520 sqm	
Main stables	1.408 sqm	
New stables	1.408 sqm	
Private stables	150 sqm	
Barn	650 sqm	
Riding School	1.408 sqm	
Walker	484 sqm	
Foal stables	110 sqm	
Open stables	120 sqm	
Pump house 2 x 8	16 sqm	9.304 sqm
Riding arenas	5.128 sqm	
Pools	500 sqm	
Patio	750 sqm	6.378 sqm
Total built area		15.682 sqm