



### Bo. Combate- Carr 3301, Cabo Rojo, PR, 00623

Exclusive opportunity to own a beachfront hotel at Combate!

An unparalleled opportunity to acquire the Most Awarded Hotel in the serene coastline of Playa El Combate in Cabo Rojo, PR. This prestigious property stands with excellence in hospitality, as a distinguished 3.5-star rating, holding the esteemed position of #1 in its category. Distributed between three crafted buildings with two stories each, the resort offers accessibility with ADA-compliant features both within external and internal corridors. Boasting 44 hotel suites, fully furnished to exceed the expectations of guests. The property includes a coveted 2-bedroom resident manager apartment, ensuring seamless operations and personalized service.

Furthermore, a 2,000 sq. ft. storefront property on Road 3303 presents an enticing opportunity for additional revenue streams and has been prepared to expand the current souvenir and mini market shop in the hotel, adding it also as a place for tourist information. A recent investment exceeding \$2.5 million has seen the resort undergo extensive renovations and expansions, solidifying its status as a premier destination. The sale includes: the main hotel area with 36 rooms and 3,366 square meters of land, the building with the storefront and 8 more units with 585 square meters and a pristine land awaiting further development, with 3935 square meters. The resort offers exclusive beach access just a mere 100 meters away, inviting guests to indulge in moments of unparalleled tranquility. Embracing sustainability, the Combate Beach Resort holds prestigious certifications, including the TripAdvisor Gold Level, PRHTA, and PRTC, showcasing its commitment to environmental stewardship. With over 30 tourist attractions within a 30-minute radius, the resort serves as an ideal hub for eco-tourism, water sports, mountain biking, and birdwatching enthusiasts. Positioned as a prime venue for destination weddings, the resort offers a picturesque setting for couples to exchange vows amidst breathtaking surroundings. Moreover, the property qualifies for various government incentives programs, presenting favorable investment opportunities. The resort's amenities are nothing short of extraordinary, featuring a restaurant with a fully equipped commercial kitchen, a fully equipped bar, a lobby bar, and a wine cellar boasting a capacity for up to 750 bottles. Additional highlights include pools for both adults and children, basketball and sand volleyball courts, a gift shop, indoor and outdoor event spaces, and exclusive beach access. Embracing sustainability, the resort features solar water heaters, water cisterns, and power generators, ensuring operational continuity even in emergencies. With a growing revenue trajectory surpassing \$1.2 million in the past three years and a strong online presence, including an up-to-date website and robust social media engagement, the Combate Beach Resort stands as a beacon of investment opportunity in the heart of paradise.

**LAND INFORMATION:**

Total : 7889  
meters  
Square feet : 40000

**CONVENIENCE:**

- General Amenities:** Satellite Dish, Cable Internet,
- Accessibility Amenities:** Wheelchair Ramp, Handicap Facilities,
- Appliance Amenities:** Washer/Dryer, Refrigerator, Range/Oven, Microwave, Ceiling Fan/s, Air Conditioner (Mini Split), Air Conditioner,
- Community Amenities:** Swimming Pool, Basketball Court,
- Exterior Amenities:** Swimming Pool,
- Landscape Amenities:** Landscaping,
- Security Amenities:** Guard 24/7, Burglar Alarm,

**MORE INFORMATION**



Name **Junior Ramos**  
Phone 787-222-5869  
Mobile 787-245-3722