

A young girl with long hair is lying on her stomach on a white cushioned window seat, reading a book. She is wearing a white dress. The room is bright and cozy, with large windows showing greenery outside. There are decorative items on the windowsill, including a tall wooden vase and a small plant. The text 'HOTEL CIELO ROJO' is overlaid in large white letters, with 'UNIQUE OPPORTUNITY AWAITS' below it in smaller white letters. A circular logo with 'AB' is visible in the top left corner.

HOTEL CIELO ROJO

UNIQUE OPPORTUNITY AWAITS

HOTEL CIELO ROJO

UNIQUE OPPORTUNITY AWAITS

9 ROOM HOTEL WITH TURNKEY RESTAURANT | SAN PANTO PUEBLO · NAYARIT, MEX

Iconic boutique hotel and restaurant in San Pancho, Nayarit, Mexico available for sale. Hotel Cielo Rojo features a total of nine rooms: two suites, five doubles and two triples. The hotel is conveniently located in the heart of San Pancho and three short blocks to the sought-after Riviera Nayarit beach.

Every room has authentic Mexican art and artifacts and cozy organic linens, creating an oasis of sustainability in a chic desirable atmosphere. All shampoos and soaps are handmade in Mexico.

The attached restaurant, Bistro Organico, is a destination in its own right. The thoughtful seasonal menu is organic and locally sourced, and the bar features bio-dynamic wine and a house made line of artisanal tequilas. “Bistro” has a loyal following with locals and tourists alike; the picturesque garden patio hums with action from brunch to dinner. The restaurant & bar seats a total of 40 on an open-air patio.

AMENITIES

- Lot Size: 220 m2 (approx.)
- House Size: 550 m2 (approx.)
- 3 Stories (with potential for 4)
- Investment property
- Hotel & Restaurant
- Turn-key business
- High Star Rating

- Exquisite Award Winning Restaurant with a 4.9 star review rating
- High Speed Fiber-Optic Internet
- Open Air-Patio
- Air-Conditioned Rooms
- Artisan Gift Shop
- 3 blocks to the beach

Room Mix Information

- 2 Suites (2 bedrooms – 1 queen bed & 2 day/single beds)
- 4 Double rooms (1 queen bed)
- 2 Triple rooms (1 queen bed & 1 twin bed)
- 1 Primera room (1 queen bed)

A woman in a long, flowing, patterned dress stands on a staircase, pointing towards the camera. The scene is brightly lit, with a large window in the background. The overall atmosphere is warm and inviting. The text 'PHOTO GALLERY' is overlaid in the center of the image.

PHOTO GALLERY



BOHEMIAN MODERN MEXICAN PANEL WINDOWS



BREAKFAST IN BED IN A GUEST SUITE: ORGANIC LINENS AND LOCALLY-SOURCED INGREDIENTS



EACH OF THE NINE GUEST ROOMS FEATURE BOHEMIAN MODERN DECOR



BUILT IN COUCHES IN THE LIVING AREA OF A GUEST SUITE



EACH ROOM'S WHIMSICAL NAME IS INSPIRED BY NATURE



BUILT IN FURNITURE IN ALL ROOMS WAS CREATED BY LOCAL ARTISANS



ARTISANAL GIFT SHOP IN THE HOTEL LOBBY

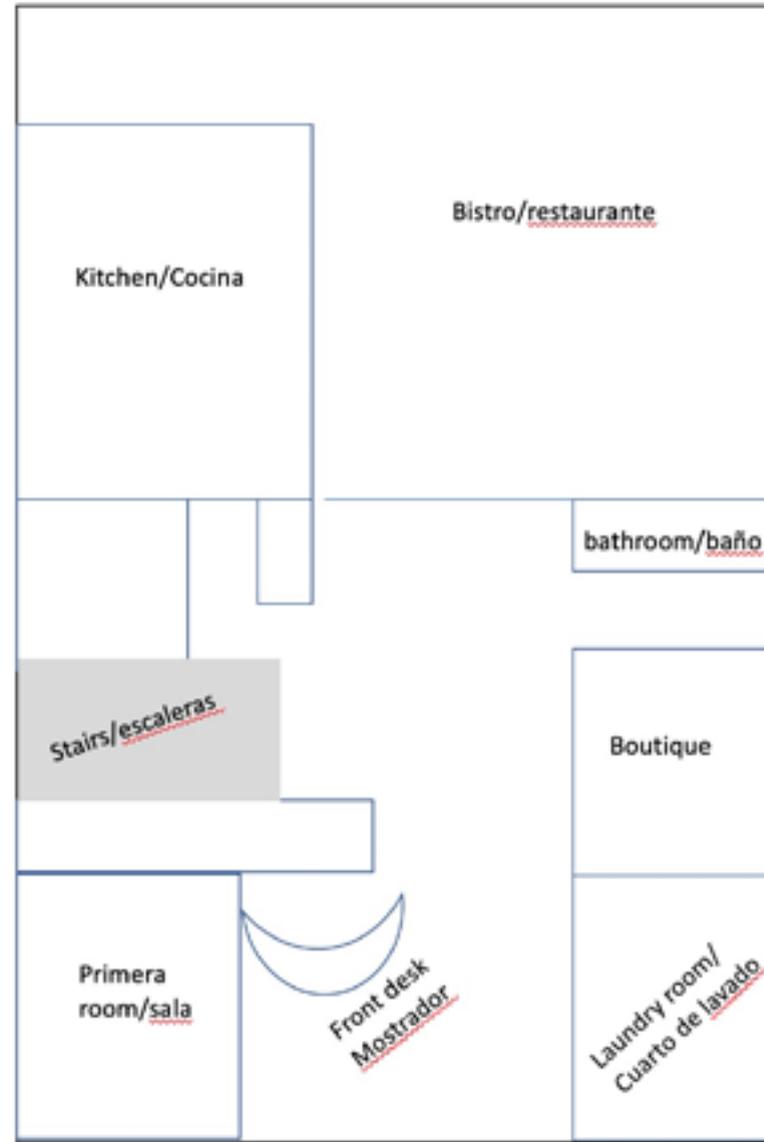


THE HOTEL AT NIGHT



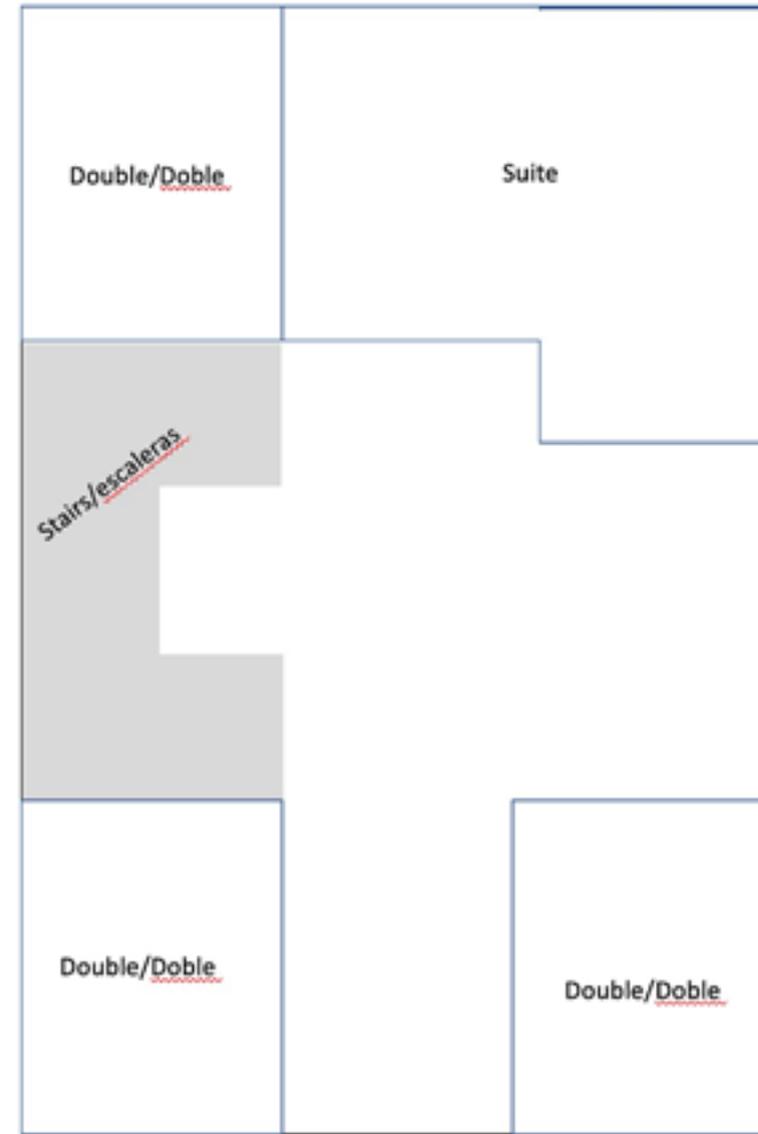
MUSIC ON THE RESTAURANT PATIO DRAWS LOCALS AND TOURISTS ALIKE

First floor/Primer piso



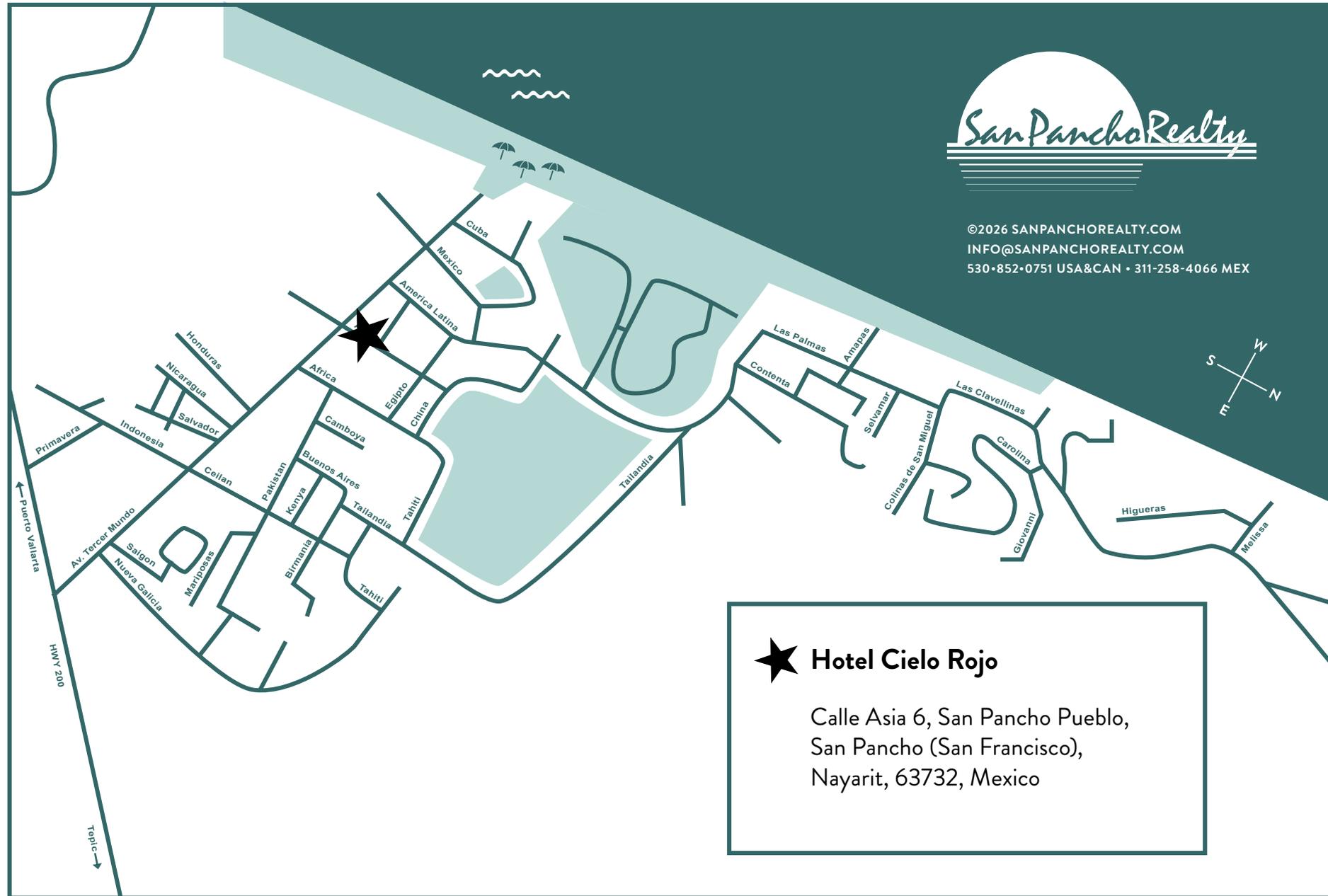
Front of hotel / Frente del hotel

Second and third floors / Segundo y tercer piso



Front of hotel / Frente del hotel

HOTEL FLOOR PLAN



HOTEL LOCATION



PRESS

ONLINE REVIEWS FOR THE HOTEL & RESTAURANT

➤ Expedia



Susan - Feb 1, 2024

Liked: Cleanliness, staff & service, property conditions & facilities

If I could give Hotel Cielo Rojo 6 stars I would. I love this hotel. The rooms are warm and inviting and the staff are welcoming. They are kind, knowledgeable, committed to excellence, and just lovely people. The food in the restaurant is amazing. Everything I ordered was exceptional! Mucho gracias to everyone at the hotel!



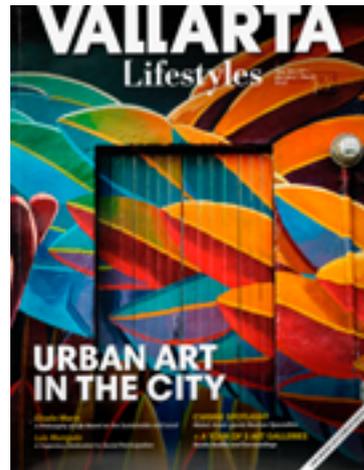
• OpenTable®



Lizzee -Dined on Dec 30, 2023

Always the best food in San Pancho! The mushroom ravioli is my favorite and my husband likes the shrimp burger. You feel as if you're tucked away in a private garden, but you're actually steps from the street. The service is friendly and efficient. Could easily eat here 1-2x per week.

FEATURE IN VALLARTA LIFESTYLE MAGAZINE, JAN 2021





GISELA MARIN

A Philosophy of Life Based on the Organic, Sustainable and Local
Una Filosofía de Vida Basada en lo Orgánico, Sustentable y Local

"While driving along the coast of Nayarit, I saw a sign that said 'San Francisco' and, being from California, I was immediately intrigued. Without hesitation, I turned around and entered the little town, where I began to pass through its cobblestone streets and was able to appreciate both the simplicity of its residents and the creativity of the artisans," she notes.

"There was something in San Pancho's atmosphere that made me visualize myself there. When I finally stopped the car, I was parked right in front of a property that caught my attention. I crossed the street to a taco stand, and they told me it had been built to house a hotel, but it had never been opened. The owner had been away for a couple of years, and suddenly his daughter showed up. I introduced myself to her, and she showed me the property and shared her dad's phone number with me. I expressed my desire to buy it, and since he was thinking of selling it, we did the deal really fast."

In this way, after a slight remodeling, Hotel Cielo Rojo opened its doors that same year with nine rooms and two suites. "Initially, my goal was to create a hotel where I could imprint my philosophy of life, that is, base all my decisions on the organic, sustainable and local. Thus, we strive to provide our guests with an experience that includes everything from organic cotton sheets and locally made artisan soaps to award-winning olive oils, teas, pequila, coffee and other products that are produced in different parts of Mexico."

"Mientras conducía por la costa de Nayarit vi un letrero que decía 'San Francisco' y al ser de California, quedé intrigada inmediatamente. Sin dudarlo, di la vuelta y entré al pueblito, donde comencé a pasear por sus calles empedradas y pude apreciar tanto la sencillez de sus residentes como la creatividad de los artesanos", menciona.

"Hubo algo en el ambiente de San Pancho que me hizo visualizarme allí. Cuando por fin detuve el auto, quedé estacionada justo frente a una propiedad que llamó mucho mi atención. Cruzé la calle hacia un puesto de tacos y me comenzaron que había sido construida para albergar un hotel, pero nunca lo abrieron. El dueño había estado ausente por un par de años y, de repente, se aparece su hija. Me presenté con ella, me mostró la propiedad, me compartió el teléfono de su papá y le expresé mi deseo de comprarla. Como él estaba pensando en venderla, realmente hicimos el trato muy rápido."

De esa manera, tras una ligera remodelación, Hotel Cielo Rojo abrió sus puertas ese mismo año con nueve habitaciones y dos suites: "Inicialmente, mi objetivo era crear un hotel al que le pudiera imprimir mi filosofía de vida, es decir, basar en lo orgánico, sustentable y local todas mis decisiones. De esa manera, nos esforzamos por brindarles a nuestros huéspedes una experiencia que incluye desde sábanas de algodón orgánico y jabones artesanales de fabricación local, hasta galardónados aceites de oliva, té, pepiela, café y otros productos que se producen en distintas partes de México."






For its part, the Bistro Orgánico restaurant, located in the hotel's courtyard, offers a gastronomic experience called "from farm to table," which uses 100 percent sustainable, organic, seasonal ingredients grown by farmers in the region.

When asked about her feelings for San Pancho, Marin explained, "It has given me so much that I have a deep appreciation for living in this place. I like having the satisfaction of being involved with the community to support their projects and thus feel that I am making a difference. Everything that happens here is incredible!"

For Marin, a day off consists of waking up slightly late, drinking a cup of freshly brewed coffee and

For su parte, su restaurante Bistro Orgánico, ubicado en el patio del hotel, ofrece una experiencia gastronómica llamada "de la granja a la mesa", la cual utiliza insumos 100 % sostenibles, orgánicos, de temporada y cultivados por agricultores de la región.

Al preguntarle qué sentimiento le genera San Pancho, Marin explicó: "Me ha dado tanto que tengo un agradecimiento profundo por vivir en este lugar. Me gusta tener la satisfacción de involucrarme con la comunidad para apoyar sus proyectos y así sentir que hago la diferencia. Todo lo que sucede aquí es increíble."

Para Marin, un día libre consiste en levantarse ligeramente tarde, beber una taza de café recién hecho y

accompanying it with a green juice, and then going out to walk her dog in the afternoon, she goes to the beach with her boyfriend to admire the sunset, while they relax with a couple of mezcals.

Looking to the future, Marin envisions in San Pancho a micro-destination that will continue to be favorably positioned among its visitors. "Our little town is growing. The community continues to come together to participate in defining orderly growth. The cleaning of the beaches, environmental education and all the sustainable programs that have been developed over the years will continue among current residents and newcomers. The idea is to maintain a healthy and safe town for all," she concludes.

acompañarlo con un jugo verde, para después salir a pasear a su perro. Por la tarde, acude a la playa junto con su novio para apreciar el atardecer, mientras se relajan con un par de mezcals.

De cara al futuro, Marin visualiza en San Pancho un microdestino que seguirá posicionado favorablemente en el gusto de sus visitantes. "Nuestro pueblito está creciendo. La comunidad sigue reuniéndose para participar en la definición de un crecimiento ordenado. La limpieza de las playas, la educación ambiental y todos los programas sustentables que se han desarrollado con el paso de los años van a continuar entre los residentes actuales y los nuevos que lleguen. La idea es mantener un pueblo sano y seguro para todos", finaliza.

In her own words

ABOUT SAN PANCHO

A BURGEONING GEM OF RIVIERA NYARIT

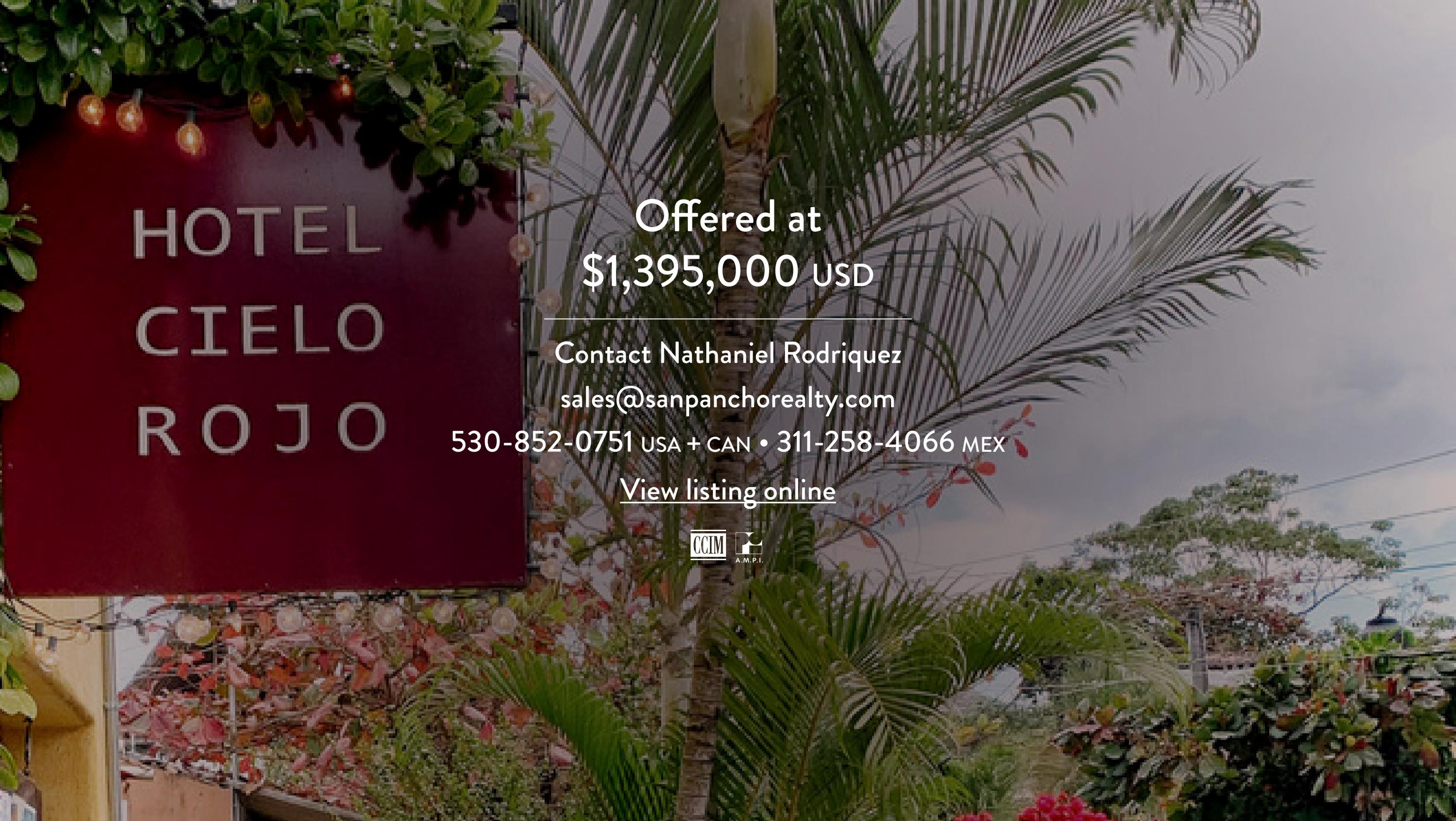
The Riviera Nayarit, encompassing 200 miles of Pacific coastline stretching from the historic port of San Blas to Puerto Vallarta, is attracting investors from all over the world.

Located in the heart of the Riviera Nayarit region lies San Pancho is a truly authentic, quaint, low-key village situated on the Pacific Coast, just 50 minutes north of the Puerto Vallarta International Airport. This gem of the Riviera Nayarit prides itself on great food, slow-paced beachfront living, an active and involved community of interesting people from all over the world.

Home to a Polo & Equestrian Club with a beach club, San Pancho's friendly atmosphere is provided

by its public soccer field, skate/exercise park, basketball courts, traditional plaza and parks. There are multiple educational opportunities for all ages through the local community center along with a wide variety of schools including a formal public school, a private Waldorf school and combination schooling for young children.

At the heart of town lies a magnificent beach where one can enjoy the beautiful waves and stunning sunsets from the perfect vantage point. The town center includes a wide array of restaurants, mini-groceries stores, gift shops and parks. The enchantment and rich culture of San Pancho is bolstered by its vibrant community centers and the lively art and music scene.



HOTEL
CIELO
ROJO

Offered at
\$1,395,000 USD

Contact Nathaniel Rodriguez
sales@sanpanchorealty.com

530-852-0751 USA + CAN • 311-258-4066 MEX

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