

# La Casota — what exists vs what we need

First visit · Sat 18 April · Bahman & Shirin

## What need in total

1. 11+ en-suite bedrooms. At least 5 to share. All with space for baby cot. Some for larger family!
2. Open kitchen
3. Indoor dining for 20-25
4. Outdoor dining under cover for 25
5. Indoor yoga space for ~20 (50–60 m<sup>2</sup>?)
6. Outdoor yoga space (e.g. on a deck on grass?)
7. Indoor lounge/workshop for 20
8. ~100 m<sup>2</sup> back-of-house (laundry, storage, host office, retreat-week overnight room)
9. Safe pool barriers and hillside walls.
10. Landscaping and outdoor spaces to sit alone and together
11. 2x treatment room 15–20 m<sup>2</sup> (massages)

Nice to have:

1. More wellness: How could we add a Sauna? Or a private Jacuzzi?

## What the seller's agent has already told us

The seller's agent at Inmo-Expert (Sasha) has assessed the property and given us her view of how it could be adapted to our model. We share it here so you can validate or push back on her assessment from a technical perspective.

- **Recommended path to 11 rooms:** convert the communal areas of the Riurau and Stove House to add 3–4 bedrooms in those buildings (gets us to 11 there).
- **La Torre + Studio fully communal:** these two buildings (wall-to-wall) become the integrated communal zone — kitchen, workshops, secondary dining, indoor play for families, lounge. Sacrifices the 2 existing bedrooms in them.
- **Storage rooms under pool and Stable:** low ceilings, humidity = can be converted into team rooms (2-3x)
- **Yoga:** no existing 50–60 m<sup>2</sup> interior space. The recommended solution is a geodesic dome or pergola with glass doors on an agricultural terrace, no permanent foundation. Current owners had a favourable initial conversation with the Ayuntamiento de Vall de Laguar — needs formal reactivation.
- **Reform integral required** on all three main buildings, both for the new room distribution and for finish quality.

| Building                                                          | Rooms Now | Target       | Change      |
|-------------------------------------------------------------------|-----------|--------------|-------------|
| Riurau arched section                                             | 4         | 4            | —           |
| Riurau reception side (existing en-suite + new from living rooms) | 1         | 4–5          | +3–4        |
| Stove House upstairs                                              | 2         | 3            | +1          |
| La Torre (Option A: communal)                                     | 1         | 0            | –1          |
| Studio (Option A: integrated with La Torre)                       | 1         | 0            | –1          |
| Storage below Pool (only for staff though)                        | 0         | 2-3          | +2-3        |
| <b>TOTAL (Sasha's plan)</b>                                       | <b>9</b>  | <b>13–15</b> | <b>+4–6</b> |

## Building by building

Each row shows what's currently there, what we want it to become, and what to check on the visit to know if the change is realistic.

| Building                                                      | What's there now                                                                      | What we want it to be                                                                                                  | What to check on the visit                                                                                                                              |
|---------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Riurau (285 m<sup>2</sup>) arched section</b>              | 4 en-suite bedrooms with garden access                                                | Same — 4 en-suite rooms, refreshed (lime wash, terracotta resealed, new bathrooms, new linen and furniture)            | Room sizes adequate? Two single beds fit comfortably in each? Bathrooms tired or workable? Step-free access?                                            |
| <b>Riurau reception side</b>                                  | 2 living rooms + dining room + main kitchen + reception + toilet + 1 en-suite bedroom | Open kitchen + dining for 30 + 1–2 NEW bedrooms carved from one of the living rooms                                    | Walls between living rooms — load-bearing or partition? Can a bathroom be added with the existing plumbing? Does the dining function survive?           |
| <b>Stove House (110 m<sup>2</sup>) upstairs</b>               | 2 bedrooms sharing one bathroom (2 sinks, 2 showers, separate toilet)                 | 2 or 3 en-suite rooms (split the existing bathroom into individual ones)                                               | Can the upstairs really fit 3 en-suites, or are 2 generous rooms more realistic? Walls partition or load-bearing? Plumbing extendable?                  |
| <b>Stove House downstairs</b>                                 | Kitchen, hall, lounge with wood stove, garden access                                  | Indoor lounge / workshop space for 15–20 around the wood stove (kitchen removed)                                       | Big enough for a workshop circle? Wood stove works? Direct garden access genuinely step-free?                                                           |
| <b>La Torre (143 m<sup>2</sup>+ 58 m<sup>2</sup> porches)</b> | 2 living rooms + 1 bedroom + kitchen + oversized whirlpool tub                        | EITHER 3 ground-floor premium bedrooms OR fully communal (workshop / dining overflow) — Sasha recommends the second    | Wall between the two living rooms — load-bearing? Can it be removed? If subdivided, where do the bathrooms go? Porches as good as the photos?           |
| <b>Studio (26 m<sup>2</sup>)</b>                              | 1 small bedroom with kitchenette                                                      | Either 1 solo en-suite room OR integrated with La Torre as communal space                                              | Structurally sound? Kitchenette removable? Feels like a "solo cottage" or too small?                                                                    |
| <b>Wash House (36 m<sup>2</sup>)</b>                          | Stone basin under arches, water lilies, fish                                          | Same — kept exactly as is. Brand asset and photography hero.                                                           | Structural integrity. Damp? Cracks? Is it as magical in person as in the photos?                                                                        |
| <b>Stable (37 m<sup>2</sup>)</b>                              | Currently used as stable / storage                                                    | Small treatment room for prenatal massage (15–20 m <sup>2</sup> )                                                      | Sasha says NO — low ceilings, humidity. Walk it ourselves: ceiling height? Damp? Could we still make it work?                                           |
| <b>Storage rooms under pool (122 m<sup>2</sup>)</b>           | Storage / cellars under the pool terrace                                              | Operational back-of-house: laundry, dry storage, host office, retreat-week overnight room with separate quiet entrance | Sasha says NOT viable for bedrooms (we agree). But is it viable as back-of-house? Ceiling height? Damp? Power present? Where could a quiet entrance go? |

Yellow = the rooms where the biggest changes happen — pay extra attention.

## Four things that don't exist on the property yet

| Thing                                                           | What we want                                                                                                                                                                                                                           | What to check on the visit                                                                                                                                              |
|-----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Yoga space 50–60 m<sup>2</sup></b>                           | Geodesic dome on an agricultural terrace, no permanent foundation, comunicación previa permit. Sasha says the ayuntamiento has been informally favourable.                                                                             | Walk the agricultural terraces. Find the flat one with the best views of Cavall Verd. Check step-free access from the main buildings. Photograph the proposed location. |
| <b>Pool refinish</b>                                            | Drain and refinish in microcement (pale grey-beige). Hide equipment behind a lime-washed screen.                                                                                                                                       | Pool basin and surround condition? Can the equipment be hidden?                                                                                                         |
| <b>Safety walls</b>                                             | Dry-stone walls in local limestone along hillside edges (90–100 cm). Frameless glass panels around the pool perimeter for child barrier.                                                                                               | Walk every hillside edge. Identify exactly where walls need to go. Walk the pool perimeter and identify barrier locations.                                              |
| <b>Security basics</b>                                          | Motorised gate at the access road + 3 cameras + smart locks on all guest doors + small in-room safes + smoke detectors + defensible space around buildings.                                                                            | Where is the access gate currently? Camera positions? Are bedroom doors uniform enough for smart lock retrofit?                                                         |
| <b>Nice to have: Signature wellness feature (open question)</b> | One useful + photogenic feature for both pregnant women and families. Options: small heated soaking pool, repurposed alberca, sauna + cold plunge, semi-private bathing nook, indoor hydrotherapy room. NOT a freestanding copper tub. | Where on the property could each option go? Is there a quiet corner with privacy? Existing water infrastructure (Arab cistern, wash house) usable?                      |

## Finish work that happens across the whole property

Strip out everything removable (28 years of clutter) · lime wash all interior walls in warm white · re-seal terracotta floors with beeswax · paint all exterior wood (shutters, doors, gates, trim) in deep weathered sage green · microcement all bathrooms · replace all furniture with vintage and IKEA-grade frames dressed in real linen · replace all lighting with rattan/ceramic/brass.

**What to check: are the bones (stone, terracotta, beams, arches) in good enough condition that this surface-level treatment is enough? Or is there hidden damage that would force structural work?**

## Red flags that would kill the deal

- ☐ La Torre living rooms wall is load-bearing (kills both Option A and B)
- ☐ Pool basin cracked beyond microcement repair
- ☐ Road access too narrow for a 16-seat minibus with luggage

## Things to ask Sasha on the day

- ☐ Confirm: licence authorises how many rooms / guest places? → currently 6 but said can easily expand
- ☐ Why are Marisol and Joaquín selling? How motivated? → marisol passed away a few days ago. They dont want it.
- ☐ Does the well kept producing through the 2023–24 drought?
- ☐ Contracted electrical power in kW? Single or three-phase?

