



## Finca - Lantgård till salu i Ardales, Ardales

6 000 000 €

Referens: R5103706   Sovrum: 5   Badrum: 5   Komplot: 270 000m<sup>2</sup>   Bygga: 630m<sup>2</sup>   Terrass: 50m<sup>2</sup>







## Guadalteba, Ardales

Set on a vast 270,000m<sup>2</sup> estate near Ardales and the popular Caminito del Rey, this stunning cortijo blends recent renovations with preserved traditional features—thick stone walls, wooden beams, and classic doors—offering comfort without compromising charm. The main house features four spacious bedrooms, each with its own en-suite bathroom, alongside a self-contained guest apartment with private entrance, bedroom, living area, kitchen, and bathroom, linked internally to the main dwelling for flexibility. A major highlight is the large, high-ceilinged garage, currently used as an event hall—ideal for yoga retreats, workshops, weddings, or exhibitions. The expansive grounds invite further development, such as glamping sites, camping areas, or additional guest units. Investment & ROI Potential: Thanks to the established event business—charging around €5,000 plus VAT per wedding and €750 per night for rentals—the cortijo already delivers strong annual returns. Agricultural production adds another layer: with 252ha of CAP entitlements worth approximately €66,000 per campaign, plus average yields of 2,000kg/ha (some years reaching 3,500kg), there's solid recurring income. Additionally, Spanish farmland often generates cash yields between 7–12% annually, especially when combining events, holiday rentals, and farming operations. Outside you'll find a swimming pool, and the well-equipped property includes its own well and hydraulic pump for self-sufficient water supply and solar panels for electricity supply. While pockets of greenery are present, the vistas remain open and unrestricted, providing serenity and privacy. Just minutes from Ardales for daily needs, and under an hour from Málaga and its airport, this recently renovated cortijo offers the perfect setting—whether as a private retreat, tourist venture, or a distinctive event venue—with authenticity, space, and modern amenities. If you want a visit or any more information, do not hesitate to contact us!



## Funktioner:

### Drag

Täckt terrass  
Monterade garderober  
Solarium  
Gästlägenhet  
Förråd  
Källare  
Fiberoptisk

### Skick

Nyligen renoverad  
Trädgård  
Privat

### Klimatkontroll

Öppen spis  
U/f/h badrum

### Slå samman

Privat  
Parkering  
Privat

### Åsikter

Fjäll  
Panorama  
Land  
Trädgård  
Slå samman

### Möbler

Fullmöblerad  
Verktyg  
Soluppvärmning