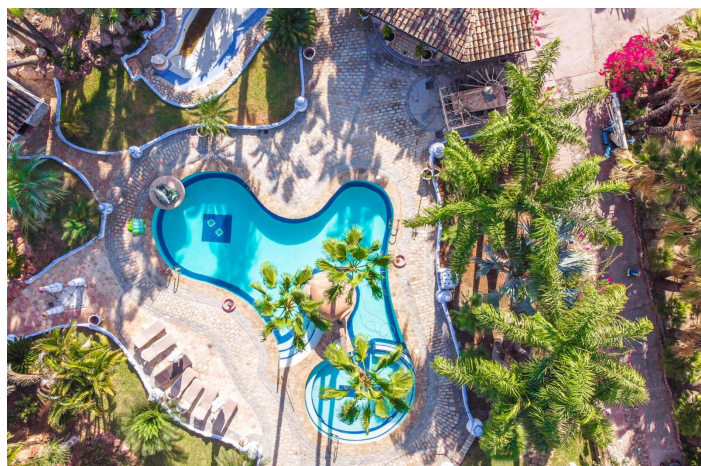




## Finca - Rural Estate for sale in Alhaurín el Grande, Alhaurín el Grande

2.750.000 €

Reference: R5021188   Bedrooms: 6   Bathrooms: 6   Plot Size: 57.000m<sup>2</sup>   Build Size: 980m<sup>2</sup>   Terrace: 40m<sup>2</sup>







## Valle del Guadalhorce, Alhaurín el Grande

**EXCLUSIVE:** Great opportunity for investors in the municipality of Alhaurín el Grande, Málaga, just 25 minutes from downtown Málaga or 10 minutes from the Technology Park. The house has a built area of approximately 800 m<sup>2</sup> and a 100 m<sup>2</sup> cottage, located on a plot of approximately 57,000 m<sup>2</sup>. Once the administrative and urban planning procedures required by both the Alhaurín el Grande City Council and the Andalusian Regional Government have been completed to obtain the necessary permits and licenses, there is the possibility or potential to build 10% of the plot on three floors (ground floor plus two), i.e., 17,000 m<sup>2</sup>. Upon drafting the appropriate Urban Development Plan and obtaining necessary approval from the City Council and the Regional Government of Andalusia, up to 17,000 m<sup>2</sup> could be built on the property, spread over three floors (ground floor plus two), as current legislation allows for a 10% occupancy of the plot and a maximum height of three floors. This buildable area would include the existing buildings if they are to be preserved. This cannot be guaranteed as it does not depend on the seller, but it can be inquired about at the Alhaurín el Grande City Council at the request of the interested party, prior to the purchase of the property. Currently, there are approximately 5,000 palm trees, each about 10 years old, ready to be sold, and they are included in the sale price. The main house consists of a ground floor with a large living room with access to the covered terrace, a very spacious kitchen with a pantry and access to the porch and covered terrace. Also located on the ground floor is a Turkish bath, indoor pool, shower, and sauna, which needs renovation. First floor: It has four large bedrooms. The master bedroom has a full bathroom, a dressing room, and access to a large terrace with unobstructed views of the surrounding area. Each bedroom has an en-suite bathroom; the remaining three bedrooms have access to the terrace through a door in the hallway. Second floor: A small turret. Basement: A small wine cellar, a recreation room with a bar, a billiard room, two small bedrooms, and an office. From there, you can directly access a connection to the two machinery rooms for the pool and the irrigation system for the entire property. Barbecue house: A small house with a barbecue and oven. etc. Guest house: a small house with one bedroom, living room, and kitchen on the first floor, and a multi-car garage on the ground floor. In compliance with Andalusian Regional Government Decree 2182005 of October 11, the client is informed that notary, registry, property transfer (ITP), and other fees inherent to the purchase are not included in the price.



## Features:

### Özellikler

Kapalı teras  
Ulaşım yakınında  
Özel teras  
Uydu televizyonu  
Depo  
Ensuite Banyo  
Çift cam  
Takılmış gardıroplar  
Wifi  
Sauna  
Oyun odası  
Konuk daire  
Misafirhane  
Kamu hizmeti odası  
Jakuzi  
Çubuk  
Barbekü  
Personel Konaklama

Ahırlar

Bodrum

### Görüşler

Deniz  
Dağ  
Panoramik  
Ülke  
Bahçe  
Havuz  
Avlu  
Kentsel

### Havuz

Özel  
Çocukların havuzu

### Bahçe

Özel

### Kamu hizmetleri

Elektrik  
İçilebilir su  
Telefon  
Fotovoltaik güneş panelleri  
Güneş Su Isıtma

### Oryantasyon

Güney  
Güney Batı

### Ayar

Golf'e yakın  
Dükkanlara Yakın  
Şehre yakın  
Okullara yakın  
Ülke  
Dağ Pueblo

### Mobilya

Tamamen mobilyalı

### Güvenlik

Kapılı kompleks  
Alarm sistemi  
Giriş telefonu

### Kategori

Azaltılmış  
Tatil Evleri  
Yatırım  
Pazarlık  
Golf

### İklim kontrolü

Klima  
Önceden yüklenmiş klima  
Soğuk klima  
Sıcak klima

### Durum

İyi

### Mutfak

Tam takılmış

### Otopark

Yeraltı  
Garaj  
Özel  
Kapalı  
Birden fazla



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Planlama izniyle