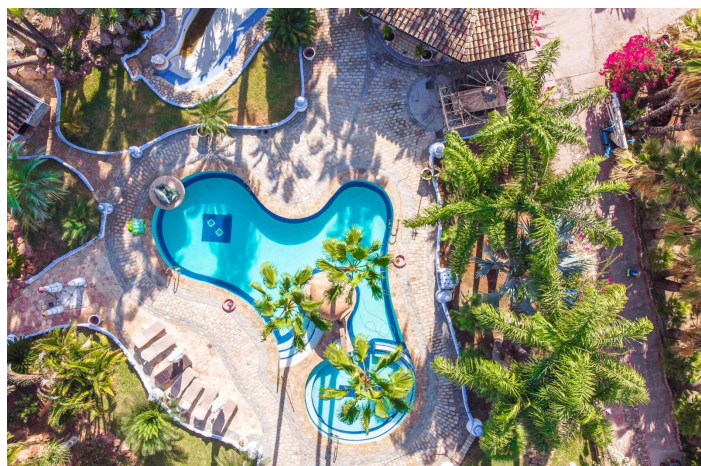




## Finca - Rural Estate for sale in Alhaurín el Grande, Alhaurín el Grande

**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>






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## 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:

### Caratteristiche

Terrazza coperta  
Vicino ai mezzi di trasporto  
Terrazza privata  
TV satellitare  
Ripostiglio  
Bagno privato  
Doppio vetro  
Armadi a muro  
Wifi  
Sauna  
Sala giochi  
Appartamento ospiti  
Pensione  
Ripostiglio  
Jacuzzi  
Accesso Privato  
Barbecue  
Alloggio per il personale  
Scuderie  
Seminterrato

### Viste

Mare  
Montagna  
Panoramica  
Campagna  
Giardino  
Piscina  
Giardino  
Città

### Piscina

Privata  
Piscina per bambini

### Giardino

Privato

### Utility

Elettricità  
Acqua potabile  
Telefono  
Pannelli solari  
Pannelli fotovoltaici

### Orientamento

Sud  
Sud -ovest

### Collocamento

Vicino al golf  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole  
Paese  
Pueblo di montagna

### Mobilia

Completamente arredato

### Sicurezza

Complesso residenziale privato  
Sistema di allarme  
Citofono

### Categoria

Reduced  
Case di vacanza  
Investimento  
Affare  
Golf

### Climate Control

Aria condizionata  
Pre -installato a/c  
Freddo a/c  
Caldo a/c

### Condizione

Buona

### Cucina

Completamente arredata

### Parcheggio

Sotterraneo  
Garage  
Privato  
Coperto  
Più di uno



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Con licenza di opera approvata