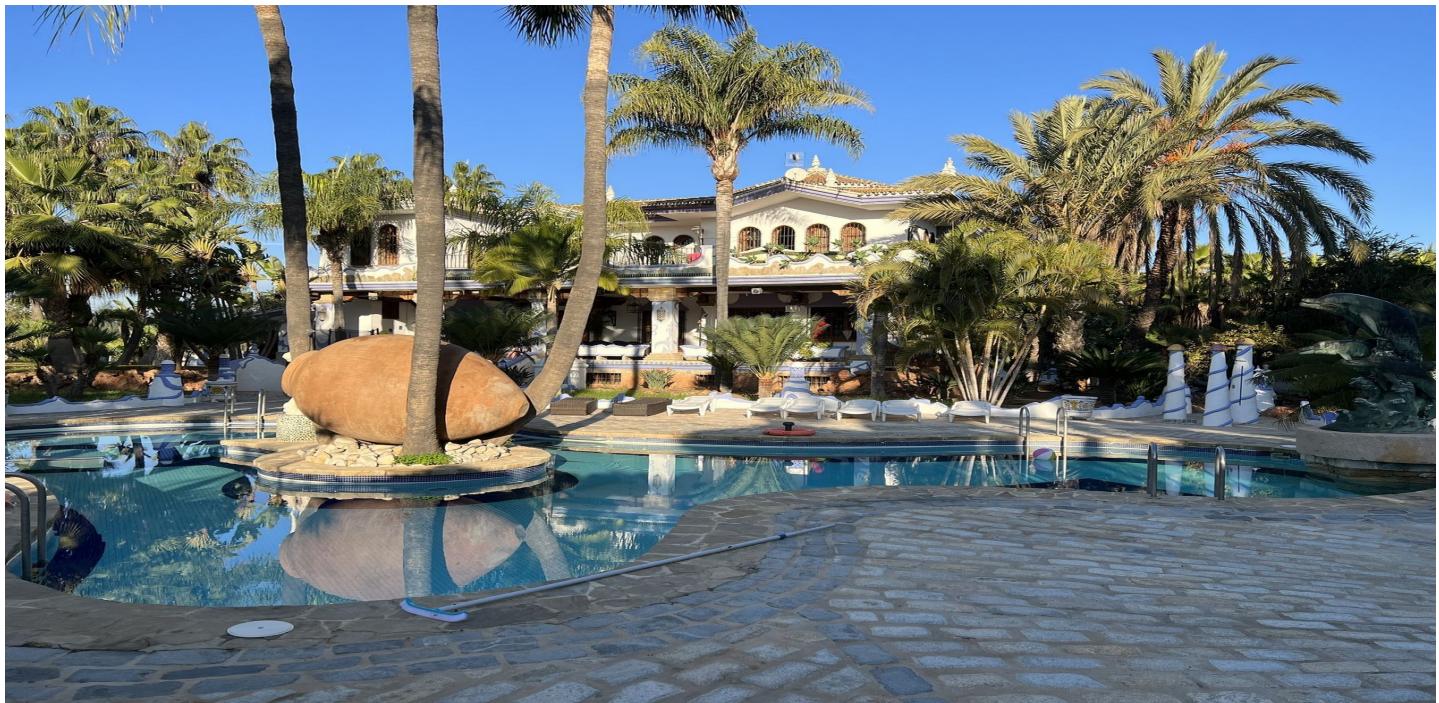




Finca - Rural Estate for sale in Alhaurín el Grande, Alhaurín el Grande

2.750.000 €Reference: R5021188 Bedrooms: 6 Bathrooms: 6 Plot Size: 57.000m² Build Size: 980m² Terrace: 40m²



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 m2 and a 100 m2 cottage, located on a plot of approximately 57,000 m2. 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 m2. 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 m2 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	Orientamento	Climate Control
Terrazza coperta	Sud	Aria condizionata
Vicino ai mezzi di trasporto	Sud -ovest	Pre -installato a/c
Terrazza privata		Freddo a/c
TV satellitare		Caldo a/c
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	Collocamento	Condizione
Mare	Vicino al golf	Buona
Montagna	Vicino ai negozi	
Panoramica	Vicino alla città	
Campagna	Vicino alle scuole	
Giardino	Paese	
Piscina	Pueblo di montagna	
Giardino		
Città		
Piscina	Mobilia	Cucina
Privata	Completamente arredato	Completamente arredata
Piscina per bambini		
Giardino	Sicurezza	Parcheggio
Privato	Complesso residenziale privato	Sotterraneo
	Sistema di allarme	Garage
	Citofono	Privato
		Coperto
		Più di uno
Utility	Categoria	
Elettricità	Reduced	
Acqua potabile	Case di vacanza	
Telefono	Investimento	
Pannelli solari	Affare	
Pannelli fotovoltaici	Golf	



Con licenza di opera approvata