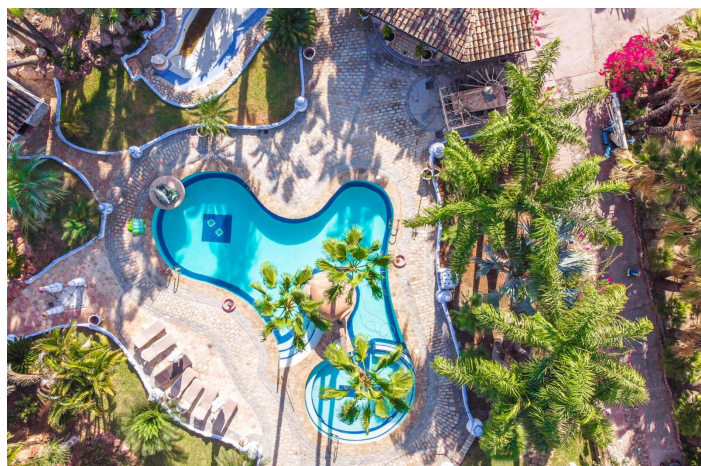




## Finca - Landdistrikt til salg i Alhaurín el Grande, Alhaurín el Grande

2.750.000 €

Reference: R5021188   Soveværelser: 6   Badeværelser: 6   Grundstørrelse: 57.000m<sup>2</sup>   Byg Størrelse: 980m<sup>2</sup>   Terrasse: 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.



## Funktioner:

### Funktioner

Dækket terrasse  
I nærheden af transport  
Privat terrasse  
Satellit -tv  
Opbevaringsrum  
Ensuite badeværelse  
Dobbeltvindue  
Monterede garderober  
Wifi  
Sauna  
Spillelokale  
Gæstelejlighed  
Guest House  
Værktøjsrum  
Jacuzzi  
Bar  
Grill

Personale indkvartering

Stalde

Kælder

### Synspunkter

Hav  
Bjerg  
Panoramisk  
Land  
Have  
Pool  
Gårdsplads  
Urban

### Pool

Privat  
Børns pool

### Have

Privat

### Hjælpeprogrammer

Elektricitet  
Drikkeligt vand  
Telefon  
Fotovoltaiske solcellepaneler  
Solvandsopvarmning

### Orientering

Syd  
Sydvest

### Indstilling

Tæt på golf  
Tæt på butikker  
Tæt på byen  
Tæt på skoler  
Land  
Mountain Pueblo

### Møbel

Fuldt møbleret

### Sikkerhed

Gated kompleks  
Alarmsystem  
Indgangstelefon

### Kategori

Reduceret  
Holiday Homes  
Investering  
Godt køb  
Golf

### Klimakontrol

Aircondition  
Forud installeret aircondition  
Kold aircondition  
Varm aircondition

### Tilstand

God

### Køkken

Fuldt monteret

### Parkering

Underjordisk  
Garage  
Privat  
Dækket  
Mere end en



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Med planlægningstilladelse