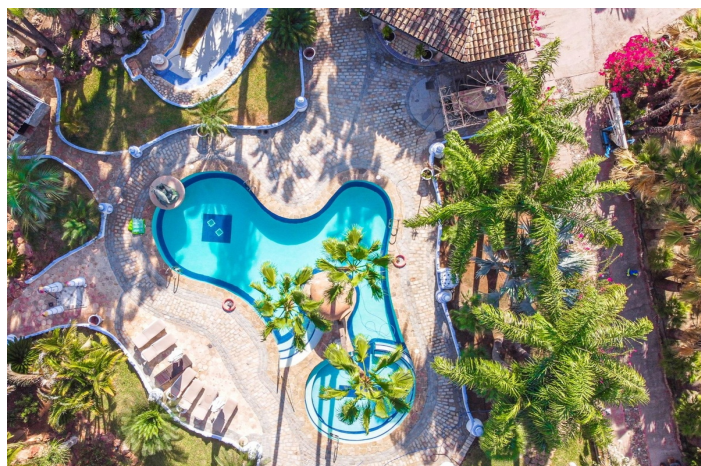




Finca - Landdistrikt til salg i Alhaurín el Grande, Alhaurín el Grande

2.750.000 €

Reference: R5021188 Soveværelser: 6 Badeværelser: 6 Grundstørrelse: 57.000m² Byg Størrelse: 980m² Terrasse: 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.



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
Investerings
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



Med planlægningstilladelse