



Finca - Rural Estate en venta en Alhaurín el Grande, Alhaurín el Grande

2.750.000 €

Referencia: R5021188 Dormitorios: 6 Baños: 6 Terreno: 57.000m² Construido: 980m² Terraza: 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.



Características:

Características	Orientación	Climatización
Terraza	Sur	Aire acondicionado
Transporte cercano	Suroeste	A/C pre instalado
Terraza		Fría de aire acondicionado
TV satelital		A/C caliente
Trastero		
Baño privado		
Doble acristalamiento		
Armarios ajustados		
Wifi		
Sauna		
Sala de juegos		
Apartamento para invitados		
Casa de invitados		
Sala de servicios		
Jacuzzi		
Bar		
Barbacoa		
Alojamiento para el personal		
Establos		
Sótano		
Vistas	Posición	Estado
Mar	Cerca del golf	Buen estado de conservación
Montaña	Cerca de las tiendas	
Vistas Panorámicas	Cerca de la ciudad	
País	Cerca de las escuelas	
Jardín	País	
Piscina	Pueblo de montaña	
Patio		
Vistas Urbanas		
Piscina	Muebles	Cocina
Piscina Privada	Completamente Amueblada	Cocina Equipada
Piscina para niños		
Jardín	Seguridad	Aparcamiento
Jardín Privado	Complejo cerrado	Párking Subterráneo
	Sistema de alarma	Cochera
	Teléfono de entrada	Párking Privado
		Párking Cubierto
		More Than One
Servicios Públicos	Categoría	
Electricidad	Reducido	
Agua potable	Casas de vacaciones	
Teléfono	Inversión	
Paneles solares fotovoltaicos	Negociar	
Calefacción de agua solar	Golf	



Con permiso de planificación