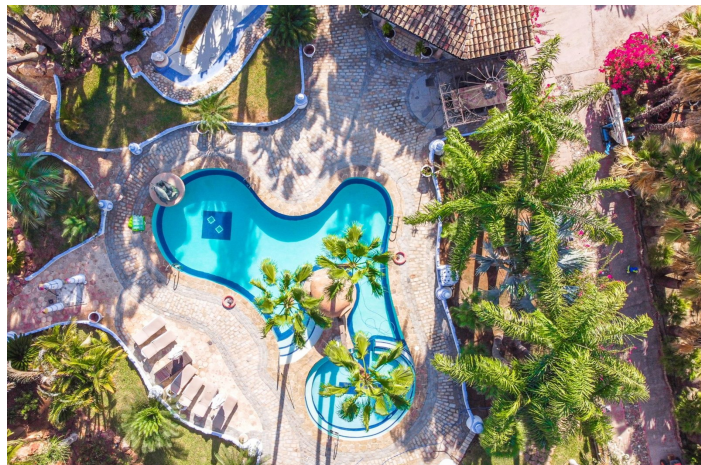




## Finca - Rural Estate en venta en Alhaurín el Grande, Alhaurín el Grande

2.750.000 €

Referencia: R5021188    Dormitorios: 6    Baños: 6    Terreno: 57.000m<sup>2</sup>    Construido: 980m<sup>2</sup>    Terraza: 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.



## Características:

### Características

Terraza  
Transporte cercano  
Terraza  
TV satelital  
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

Mar  
Montaña  
Vistas Panorámicas  
País  
Jardín  
Piscina  
Patio  
Vistas Urbanas

### Piscina

Piscina Privada  
Piscina para niños

### Jardín

Jardín Privado

### Servicios Públicos

Electricidad  
Agua potable  
Teléfono  
Paneles solares fotovoltaicos  
Calefacción de agua solar

### Orientación

Sur  
Suroeste

### Posición

Cerca del golf  
Cerca de las tiendas  
Cerca de la ciudad  
Cerca de las escuelas  
País  
Pueblo de montaña

### Muebles

Completamente Amueblada

### Seguridad

Complejo cerrado  
Sistema de alarma  
Teléfono de entrada

### Categoría

Reducido  
Casas de vacaciones  
Inversión  
Negociar  
Golf

### Climatización

Aire acondicionado  
A/C pre instalado  
Fría de aire acondicionado  
A/C caliente

### Estado

Buen estado de conservación

### Cocina

Cocina Equipada

### Aparcamiento

Parking Subterráneo  
Cochera  
Parking Privado  
Parking Cubierto  
More Than One



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Con permiso de planificación