



Finca - Landelijk landgoed te koop in Alhaurín el Grande, Alhaurín el Grande

2.750.000 €

Referentie: R5021188 Slaapkamers: 6 Badkamers: 6 Plotgrootte: 57.000m² Perceelgrootte: 980m² Terras: 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.



Kenmerken:

Extra's
Overdekt terras
Nabij transport
Privéterras
Satelliet -tv
Opslagruimte
Ensuite badkamer
Dubbele beglazing
Gemonteerde kasten
Wifi
Sauna
Speelruimte
Gastappartement
Gasthuis
Bijkeuken
Jacuzzi
Bar
Barbecue
Personelelsaccommodatie
Stallen
Kelder

Uitzicht

Zee
Berg
Panoramisch
Land
Tuin
Pool
Binnenplaats
Stedelijk

Zwembad

Privé
Kinderen zwembad

Tuin

Privé

Voorzieningen

Elektriciteit
Drinkbaar water
Telefoon
Fotovoltaïsche zonnepanelen
Zonne -waterverwarming

Zonorientatie

Zuiden
Zuidwesten

Ligging

Dicht bij golf
Dicht bij winkels
Dicht bij de stad
Dicht bij scholen
Land
Mountain Pueblo

Meubilering

Volledig ingericht

Beveiliging

Gated Complex
Alarmsysteem
Invoertelefoon

Categorie

Verminderd
Vakantiehuizen
Investering
Koopje
Golf

Klimaatbeheersing

Airconditioning
Vooraf geïnstalleerd a/c
Koud A/C
Hete a/c

Huidige Staat

Goed

Keuken

Volledig passend

Parkeergelegenheid

Ondergronds
Garage
Privé
Bedekt
Meer dan één



Met bouwvergunning