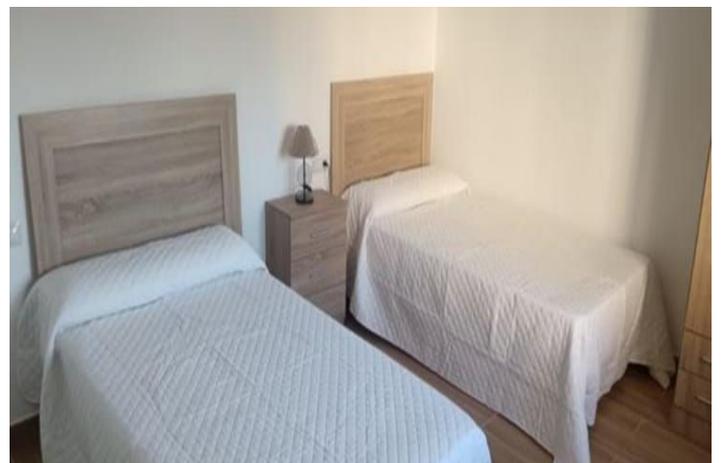




## Terreno Rustico en venta en Álora, Álora

318.000 €

Referencia: R5319355 Terreno: 7.884m<sup>2</sup>





## Valle del Guadalhorce, Álora

“El Vergel de Álora” Estate: Two Homes, High Yield, and Abundant Water Supply  
Are you looking for a profitable investment or a lifestyle change in the heart of the Guadalhorce Valley?

We present this magnificent 7,884 m<sup>2</sup> estate in Álora—a thriving agricultural gem that perfectly combines the comfort of two independent homes with the profitability of a well-established lemon plantation.

### Guaranteed Profitability

The estate boasts an excellent annual production of approximately 10,000 kg of lemons. Thanks to its prime location and meticulous maintenance, it is a turnkey business active from day one.

### A Rare Treasure: Water Security

In a rural property, water is everything. This estate is a rare find, featuring three guaranteed water sources:

Two private, legalised wells.

Direct connection to the “Agua del Pantano” (ideal for efficient irrigation).

Mains water from the Town Hall.

### Double Housing: Space and Privacy

The property includes two independent houses, ideal for living in one and renting out the other, or for families wishing to share the land while maintaining privacy. Each home features:

2 Bright and spacious bedrooms.

A cozy open-plan living room and kitchen.

1 Full bathroom.

Private swimming pool (perfect for the Mediterranean climate).

### Location and Surroundings

Strategically located in Álora, with easy access and unobstructed views of the natural landscape. A peaceful oasis just a step away from all local amenities and less than 40 minutes from Málaga city and the airport.

Would you like to see the potential of this estate for yourself? Properties with this level of water resources and production do not stay on the market for long.

Contact now to arrange a viewing. María José – Your real estate expert in the Guadalhorce Valley.

### Legal Note:

The Abbreviated Information Document (DIA) is available to you.

Costs: Taxes (ITP or VAT + AJD), notary, and registration fees are not included.



MMB