



# Villa for sale in Alora

1,199,000 €

Reference: R4955533 Bedrooms: 7 Bathrooms: 7 Plot Size: 17,503m<sup>2</sup> Build Size: 1,009m<sup>2</sup> Terrace: 300m<sup>2</sup>





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## Malaga Inland, Alora

Unique Opportunity: Successful B&B, a fixture in Alora for 20 years with a steady clientele!

Are you looking for a thriving Bed & Breakfast with a proven track record?

This beautiful B&B offers a unique opportunity to realise your dream in Spain.

Located a few minutes' drive from charming Álorá, This B&B combines tranquillity, nature and comfort with excellent accessibility.

This is your own paradise in Andalusia, surrounded by breathtaking panoramas and in a strategic location for tourists and guests.

From the spacious terraces and grounds, you will enjoy unrivalled 360° views over the hills and valleys of Andalusia.

What makes this B&B so special?

### Space and Comfort

- Total built-up area: 1009 m<sup>2</sup>, including a generous 300 m<sup>2</sup> terrace
- Plot of 17,503 m<sup>2</sup> with space for fruit trees, shady trees and possibility of extension

### Fully equipped accommodations:

- o 2 studios with private kitchens
- o 2 bedroom flat
- o 1 suite
- o 1 double room
- o Additional enclosed living and living space in the main building for the owner

### Additional Facilities

- Private tennis court for sporting relaxation
- Several storage rooms, perfect for storage or extension
- Horse stables
- Expansion possibilities: additional rooms, office space or an adapted room for the disabled

### Excellent amenities

- Air conditioning throughout the building
- Gas and electricity fully installed
- Velux windows for extra light
- Irrigation system for easy garden management
- Water via approved well and mains connection
- A small river on the property

### Perfect Location & Accessibility

- Álorá train station a short distance away, offering easy access to Málaga and the Costa del Sol
- Only a few minutes' drive from the village of Álorá, where you will find cosy eateries and all necessary amenities
- Excellent access, without the tricky roads that are common in the campo area

Top location for tourists



- Close to the tourist attractions Caminito del Rey and El Torcal, great crowd-pullers for nature lovers and adventurers
- \* Ideal for walkers and cyclists
- Just 35 minutes from Málaga and the airport, ideal for international guests
- Ideal base: very centrally located for excursions to Granada, Seville, Cordoba,...

With all required permits and registrations from both the Junta de Andalucía and the Álora municipality, this B&B is fully legal and ready to move in. A rare opportunity for investors or entrepreneurs looking to take over and grow a well-run business.

Don't miss this once-in-a-lifetime opportunity! Contact us for more information or a viewing.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
WiFi  
Guest House  
Utility Room  
Guest Apartment  
Bar  
Tennis Court  
Stables

### Views

Mountain  
Panoramic

### Pool

Private

### Garden

Private  
Landscaped

### Category

Holiday Homes  
Investment  
Luxury  
Distressed

### Orientation

South

### Setting

Close To Shops  
Close To Schools  
Close To Town  
Country  
Mountain Pueblo

### Furniture

Fully Furnished

### Parking

Private  
Open

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent  
Recently Renovated

### Kitchen

Fully Fitted

### Utilities

Electricity  
Gas