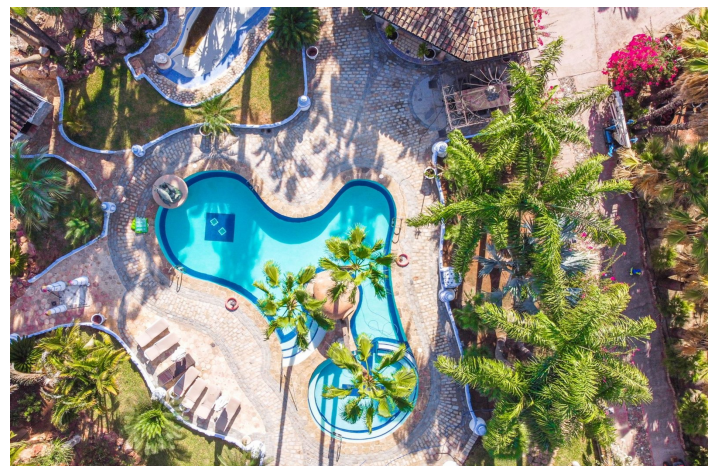




# Finca - Cortijo till salu i Alhaurín el Grande

2 750 000 €

Referens: R5021188 Sovrum: 6 Badrum: 6 Komplot: 57 000m<sup>2</sup> Bygga: 980m<sup>2</sup> Terrass: 40m<sup>2</sup>





## Malaga Inland, 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.



## Funktioner:

### Funktioner

Täckt terrass  
Nära transport  
Privat terrass  
Satellit TV  
Förvarings rum  
Eget badrum  
Dubbspel  
Monterade garderober  
Wifi  
Gästhus  
Förråd  
Jacuzzi  
Grilla  
Gästlägenhet  
Bar  
Spelrum  
Bastu  
Källare  
Personalboende  
Stall

### Åsikter

Hav  
Fjäll  
Panorama  
Land  
Trädgård  
Slå samman  
Gård  
Urban

### Slå samman

Privat  
Barnpool  
Trädgård  
Privat

### Verktyg

Elektricitet  
Dricksvatten  
Soluppvärmning  
Fotovoltaiska solpaneler  
Telefon

### Orientering

söder  
Sydväst

### Miljö

Nära golf  
Nära butiker  
Nära skolor  
Nära staden  
Land  
Bergspueblo

### möbel

Fullmöblerad

### säkerhet

Gated complex  
Larmsystem  
Posttelefon

### Kategori

Nedsatt  
Fritidshus  
Investering  
Förhandla  
Med planeringstillstånd

### Klimatkontroll

Luftkonditionering  
För installerad A/C  
Kall A/C  
Heta a/c

### Skick

Bra

### Kök

Fullmonterad

### Parkering

Underjordisk  
Garage  
Privat  
Mer än en  
Täckt



Golf