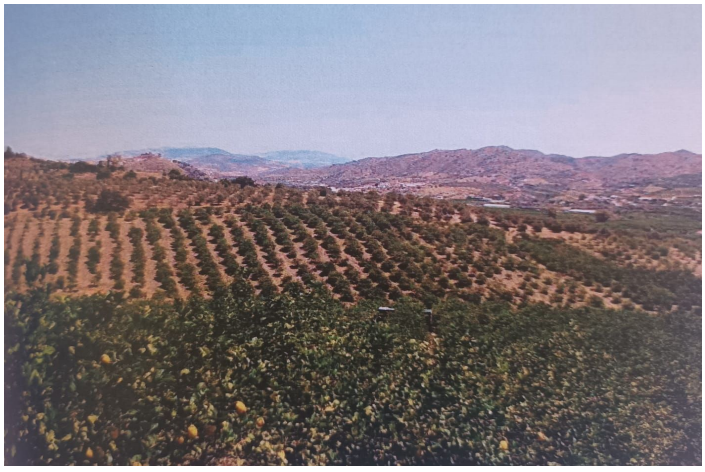
Landa till salu i Alora

302 000 €

Referens: R5251627 **Komplott:** 48 624 m^2



Malaga Inland, Alora

Agrarian Investment Opportunity: 4.8 Ha of Premium Irrigated Land in La Pileta (Álora) with Double Water Supply.

Looking for a secure and profitable investment from day one?

We present this spectacular irrigated estate in the prestigious \"La Pileta\" area (Polygon 16), in Álora, Málaga. This property is not just land; it is a fully operational agricultural business with demonstrable profitability superior to the market average.

KEY INVESTMENT HIGHLIGHTS:

???? CONSOLIDATED PRODUCTION: The estate has a stabilized annual production of 80,000 Kg of lemons, plus an extra harvest of 4,000 Kg of Redrojo (Verdelli) lemons, highly valued in summer. It offers an estimated gross profitability exceeding 10% annually.

???? TOTAL WATER SECURITY: In times of drought, this estate is a safe haven. It features a DOUBLE water source:

Reservoir Water (Irrigators\' Community): Economical and abundant supply.

Legalized Private Well: Guarantee of self-sufficiency to save the harvest in any scenario.

???? LOCATION AND CHARACTERISTICS:

Surface Area: 48,624 m2 (4.86 Hectares).

Zone: La Pileta, Lower Guadalhorce Valley. Maximum fertility soils.

Access: Flat access suitable for large tonnage trucks, facilitating harvesting logistics.

This property is ideal for agricultural entrepreneurs wishing to expand their operations or patrimonial investors seeking a secure refuge against inflation with an estimated profitability exceeding 10%.

Don\'t just buy land, buy a profitable business. Request the financial dossier and organize your visit today.

The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT + AJD), notary and registry fees are not included.
MMB