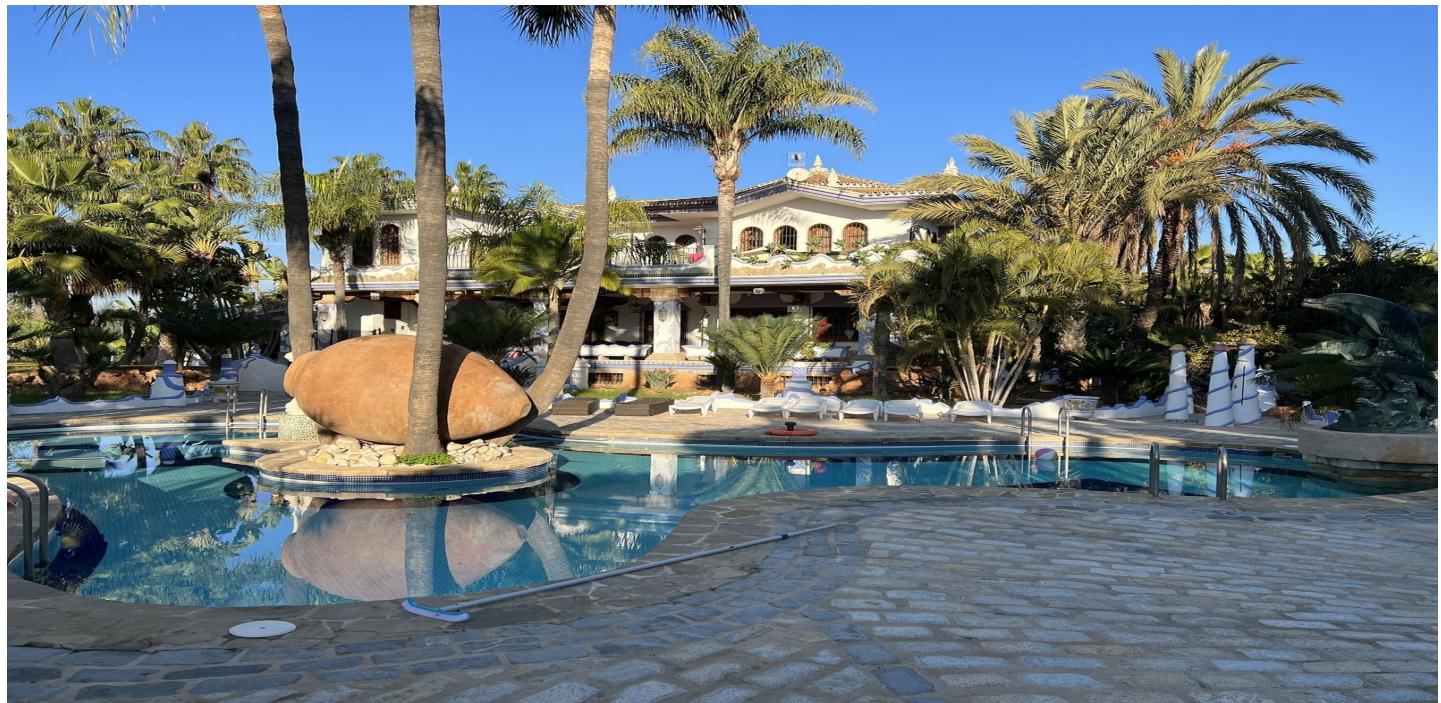




## Finca - Rural Estate for sale in Alhaurín el Grande, Alhaurín el Grande

**2,750,000 €**Reference: R5021188   Bedrooms: 6   Bathrooms: 6   Plot Size: 57,000m<sup>2</sup>   Build Size: 980m<sup>2</sup>   Terrace: 40m<sup>2</sup>



## 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.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Near Transport	South West	Pre Installed A/C
Private Terrace		Cold A/C
Satellite TV		Hot A/C
Storage Room		
Ensuite Bathroom		
Double Glazing		
Fitted Wardrobes		
WiFi		
Sauna		
Games Room		
Guest Apartment		
Guest House		
Utility Room		
Jacuzzi		
Bar		
Barbeque		
Staff Accommodation		
Stables		
Basement		
Views	Setting	Condition
Sea	Close To Golf	Good
Mountain	Close To Shops	
Panoramic	Close To Town	
Country	Close To Schools	
Garden	Country	
Pool	Mountain Pueblo	
Courtyard		
Urban		
Pool	Furniture	Kitchen
Private	Fully Furnished	Fully Fitted
Children`s Pool		
Garden	Security	Parking
Private	Gated Complex	Underground
	Alarm System	Garage
	Entry Phone	Private
		Covered
		More Than One
Utilities	Category	
Electricity	Reduced	
Drinkable Water	Holiday Homes	
Telephone	Investment	
Photovoltaic solar panels	Bargain	
Solar water heating	Golf	



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With Planning Permission