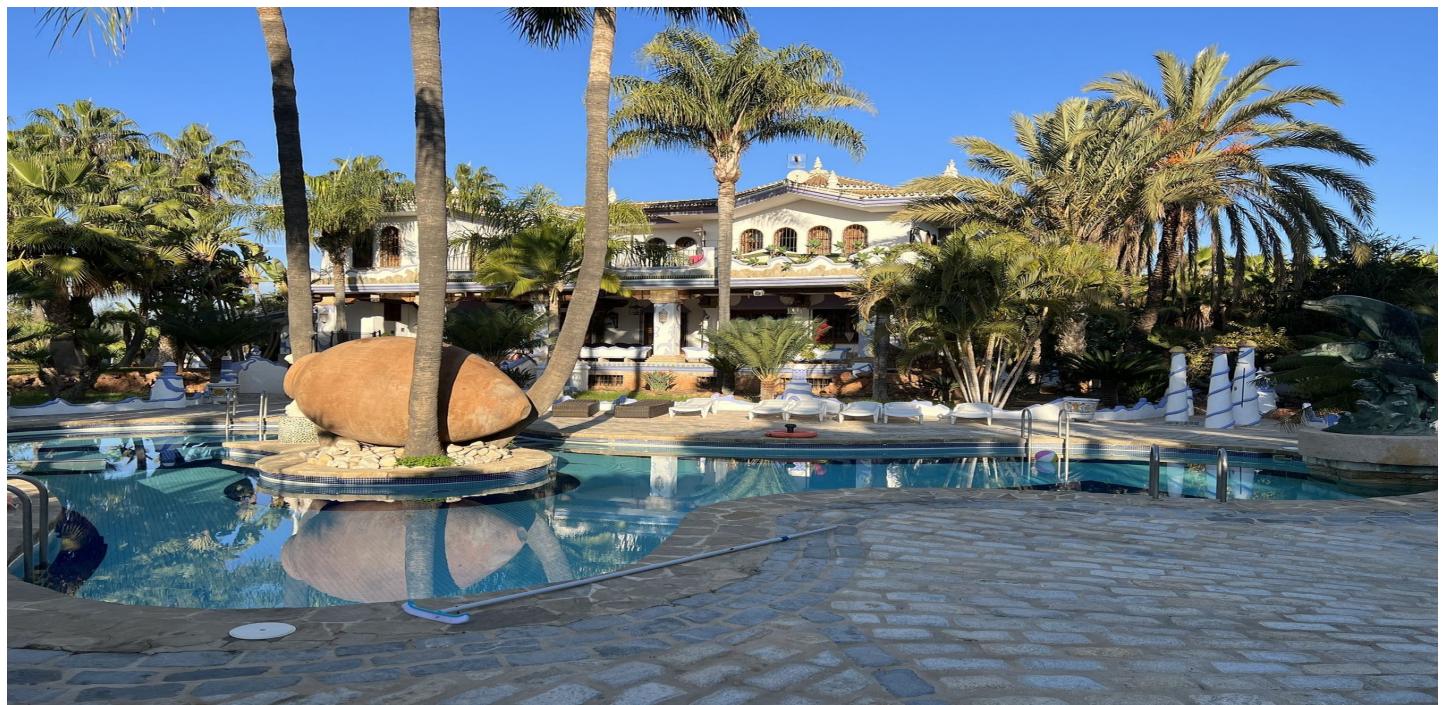




# Apartment for sale in Alhaurín el Grande, Alhaurín el Grande

**2.750.000 €**Referenz: R5021188   Schlafzimmer: 6   Badezimmer: 6   Grundstücksgröße: 57.000m<sup>2</sup>   Garten: 980m<sup>2</sup>   Terrasse: 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.

## Eigenschaften:

Merkmale	Orientierung	Klimakontrolle
Überdachte Terrasse	Süden	Klimaanlage
In der Nähe des Transports	Südwesten	Vor installierte a/c
Private Terrasse		Kalte a/c
Satellitenfernsehen		Heiße A/C.
Lagerraum		
Badezimmer		
Doppelverglasung		
Einstellungsschränke		
W-lan		
Sauna		
Spielzimmer		
Gastwohnung		
Gästehaus		
Versorgungsraum		
Whirlpool		
Bar		
Grill		
Personalunterkunft		
Stallungen		
Keller		
Ansichten	Einstellung	Zustand
Meer	In der Nähe von Golf	Gut
Berg	In der Nähe von Geschäften	
Panorama	In der Nähe der Stadt	
Land	In der Nähe von Schulen	
Garten	Land	
Pool	Bergpueblo	
Hof		
Urban		
Pool	Möbel	Küche
Privat	Voll eingerichtet	Voll ausgestattet
Kinderpool		
Garten	Sicherheit	Parken
Privat	Gated Complex	Unterirdisch
	Alarmanlage	Garage
	Eingabetelefon	Privat
		Bedeckt
		Mehr als eins
Versorgungsunternehmen	Kategorie	
Strom	Reduziert	
Trinkbares Wasser	Ferienhäuser	
Telefon	Investition	
Photovoltaik -Sonnenkollektoren	Schnäppchen	
Sonnenwasserheizung	Golf	



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Mit Baugenehmigung