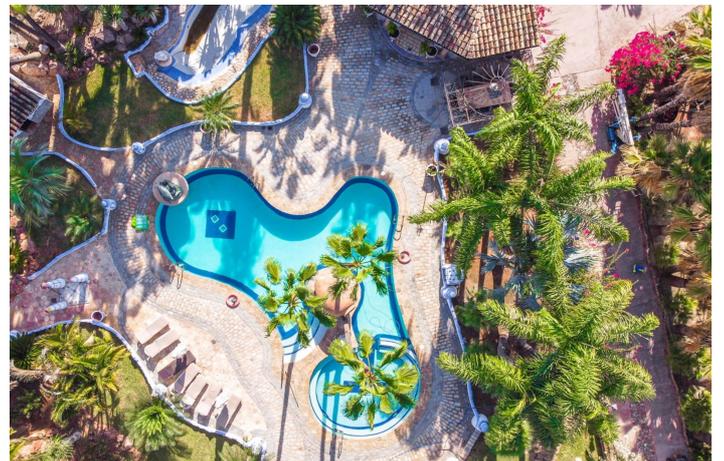




Apartment for sale in Alhaurín el Grande, Alhaurín el Grande

2,750,000 €

Reference: R5021188 Bedrooms: 6 Bathrooms: 6 Plot Size: 57,000m² Build Size: 980m² Terrace: 40m²





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

Covered Terrace
Near Transport
Private Terrace
Satellite TV
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

Sea
Mountain
Panoramic
Country
Garden
Pool
Courtyard

Urban

Pool

Private
Children`s Pool

Garden

Private

Utilities

Electricity
Drinkable Water
Telephone
Photovoltaic solar panels
Solar water heating

Orientation

South
South West

Setting

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

Furniture

Fully Furnished

Security

Gated Complex
Alarm System
Entry Phone

Category

Reduced
Holiday Homes
Investment
Bargain
Golf

Climate Control

Air Conditioning
Pre Installed A/C
Cold A/C
Hot A/C

Condition

Good

Kitchen

Fully Fitted

Parking

Underground
Garage
Private
Covered
More Than One



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With Planning Permission