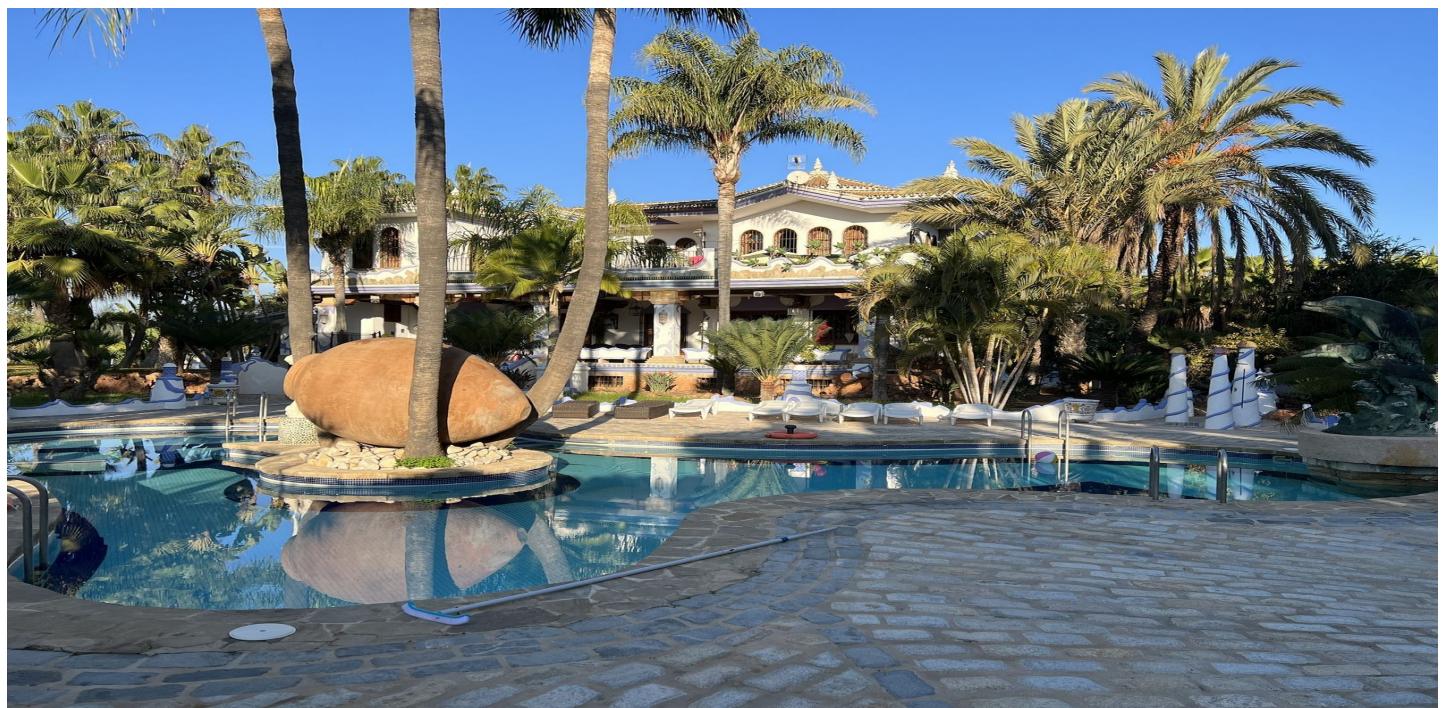




Apartment for sale in Alhaurín el Grande, Alhaurín el Grande

2 750 000 €

Référence: R5021188 Chambres: 6 Bain: 6 Terrain: 57 000m² Construite: 980m² Terrasse: 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.

Spécification:

Caractéristiques	Orientation	Climatisation
Terrasse couverte	Sud	Climatisation
Près du transport	Sud-ouest	A / C pré-installé
Terrasse privée		Cold A / C
Télévision par satellite		A / C chaud
Salle de stockage		
Salle de bain attenante		
Double vitrage		
Armoires ajustées		
Wifi		
Sauna		
Salle de jeux		
Appartement		
Maison d'hôtes		
Buanderie		
Jacuzzi		
Bar		
Barbecue		
Hébergement du personnel		
Écuries		
Sous-sol		
Vues	Paramètre	Condition
Mer	Près du golf	Bien
Montagne	Proche des magasins	
Panoramique	Près de la ville	
Pays	Près des écoles	
Jardin	Pays	
Piscine	Pueblo de montagne	
Cour		
Urban		
Piscine	Meubles	Cuisine
Private	Entièrement meublé	Entièrement équipé
Piscine pour enfants		
Jardin	Sécurité	Parking
Private	Complexe fermé	Souterrain
	Système d'alarme	Garage
	Téléphone d'entrée	Private
		Covered
		Plus d'un
Services publics	Catégorie	
Électricité	Réduite	
Eau potable	Maisons de vacances	
Téléphone	Investissement	
Panneaux solaires photovoltaïques	Marchander	
Chauffage de l'eau solaire	Golf	



Avec permis de construire