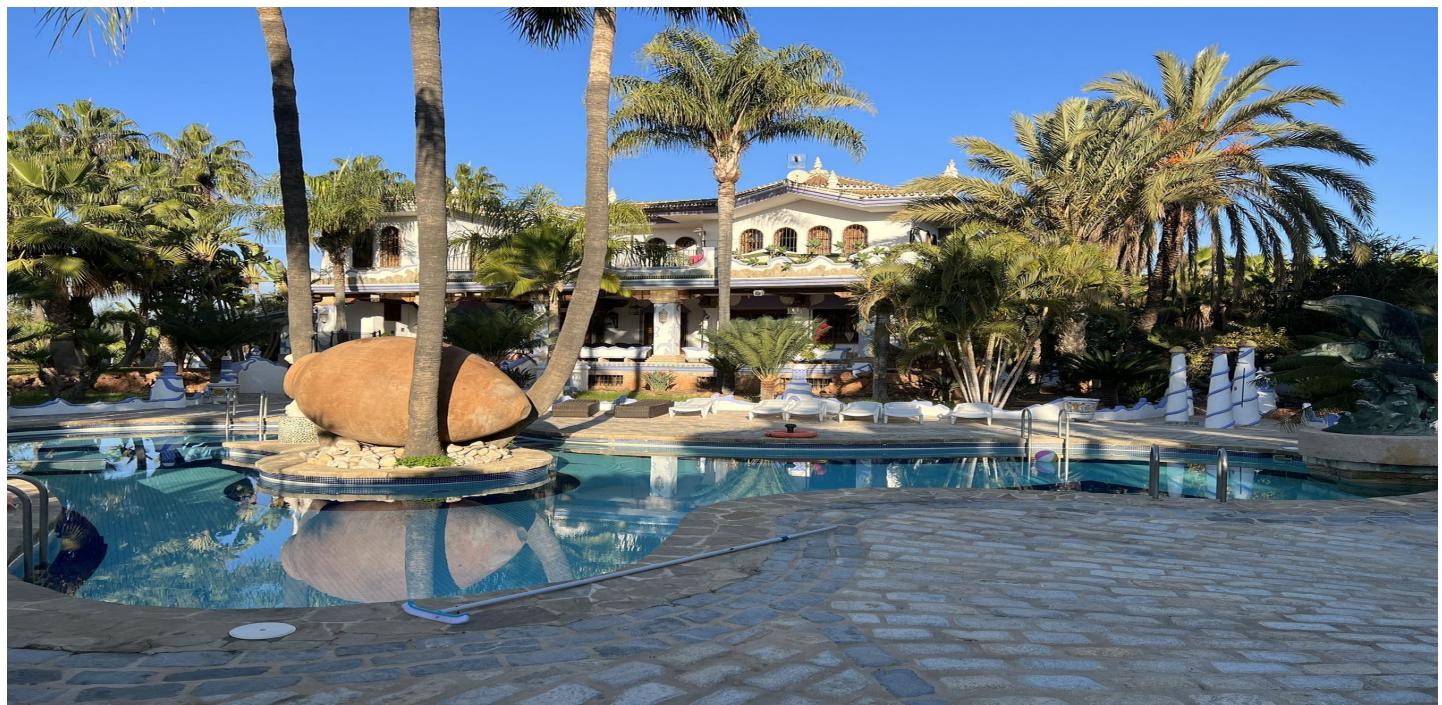




## Apartment for sale in Alhaurín el Grande, Alhaurín el Grande

2.750.000 €

Referentie: R5021188 Slaapkamers: 6 Badkamers: 6 Plotgrootte: 57.000m<sup>2</sup> Perceelgrootte: 980m<sup>2</sup> Terras: 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.

## Kenmerken:

Extra's	Zonorientatie	Klimaatbeheersing
Overdekt terras	zuiden	Airconditioning
Nabij vervoer	South West Orientation	Vooraf geinstalleerde A/C
Privé Terras		Koude A/C
Satelliet TV		Warme A/C
Berging		
Ensuite badkamer		
Dubbele beglazing		
Inbouwkasten		
WiFi		
Sauna		
Speelzaal		
Gasten appartement		
Gastenverblijf		
Bijkeuken		
Jacuzzi		
Bar		
Barbecue		
Personeel accommodatie		
Stallen		
Kelder		
<b>Uitzicht</b>	<b>Ligging</b>	<b>Huidige Staat</b>
Zeezicht	Dichtbij golfbaan	Goede conditie
Mountain Bekijken	Dicht bij winkels	
Weids	Dichtbij stad	
Country Bekijken	Dichtbij scholen	
Garden Views	Landelijk	
Pool Bekijken	Bergdorp	
binnenplaats Bekijken		
Urban Bekijken		
Zwembad	<b>Meubilering</b>	<b>Keuken</b>
private Pool	Volledig gemeubileerd	Volledig ingerichte keuken
Children's Pool		
<b>Tuin</b>	<b>Beveiliging</b>	<b>Parkeergelegenheid</b>
private Garden	Omheind complex	ondergrondse parkeergarage
	Alarmsysteem	garage
	Deurbel met intercom	private Parking
		overdekte parkeerplaats
		More Than One
<b>Voorzieningen</b>	<b>Categorie</b>	
Elektriciteit	In prijs verlaagd	
Drinkwater	Vakantiehuis	
Telefoon	Investering	
Fotovoltaïsche zonnepanelen	Koopje	
Zonne-energie water verwarming	Golf	



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Met Bouwvergunning