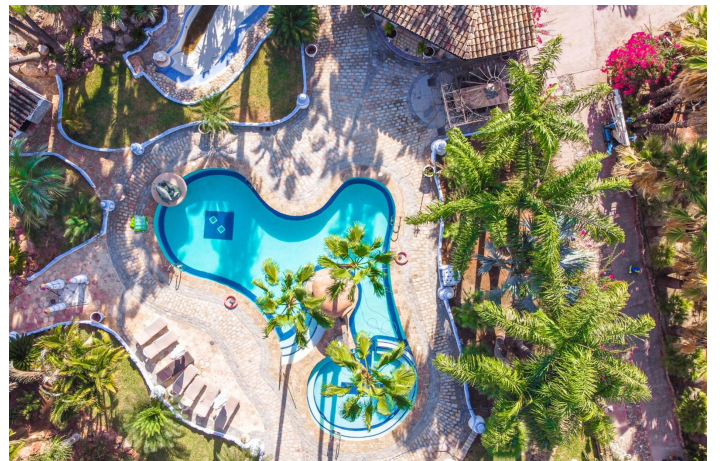




## Apartment for sale in Alhaurín el Grande, Alhaurín el Grande

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 m<sup>2</sup> and a 100 m<sup>2</sup> cottage, located on a plot of approximately 57,000 m<sup>2</sup>. 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 m<sup>2</sup>. 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 m<sup>2</sup> 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

Overdekt terras  
Nabij vervoer  
Privé Terras  
Satelliet TV  
Berging  
Ensuite badkamer  
Dubbele beglazing  
Inbouwkasten  
WiFi  
Sauna  
Speelzaal  
Gasten appartement  
Gastenverblijf  
Bijkeuken  
Jacuzzi  
Bar  
Barbecue  
Personeel accommodatie

Stallen

Kelder

### Uitzicht

Zeezicht  
Mountain Bekeken  
Weids  
Country Bekeken  
Garden Views  
Pool Bekeken  
binnenplaats Bekeken  
Urban Bekeken

### Zwembad

private Pool  
Children`s Pool

### Tuin

private Garden

### Voorzieningen

Elektriciteit  
Drinkwater  
Telefoon  
Fotovoltaïsche zonnepanelen  
Zonne-energie water verwarming

### Zonorientatie

zuiden  
South West Orientation

### Ligging

Dichtbij golfbaan  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Landelijk  
Bergdorp

### Meubilering

Volledig gemeubileerd

### Beveiliging

Omheind complex  
Alarmsysteem  
Deurbel met intercom

### Categorie

In prijs verlaagd  
Vakantiehuis  
Investering  
Koopje  
Golf

### Klimaatbeheersing

Airconditioning  
Vooraf geïnstalleerde A/C  
Koude A/C  
Warme A/C

### Huidige Staat

Goede conditie

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage  
garage  
private Parking  
overdekte parkeerplaats  
More Than One



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## Met Bouwvergunning