



# Detached Villa for sale in Alhaurín el Grande, Alhaurín el Grande

264,000 €

Reference: R5221996 Bedrooms: 3 Bathrooms: 3 Build Size: 112m<sup>2</sup>





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## Valle del Guadalhorce, Alhaurín el Grande

Detached Villa for Sale – Alhaurín el Grande, Inland from Málaga

3 Bedrooms | 3 Bathrooms | Built 112 m<sup>2</sup> | Plot 527 m<sup>2</sup>

Investment Type: Bare Ownership (Nuda Propiedad) with Lifelong Usufructo

### A Unique Investment Opportunity

This is an exceptional chance to acquire full legal ownership (Nuda Propiedad) of a beautiful detached villa in the peaceful surroundings of Alhaurín el Grande, one of the most desirable inland towns near Málaga.

By purchasing the bare ownership, you become the full legal owner of the property immediately.

However, the current occupant retains the lifelong usufructo – the exclusive right to use and inhabit the house for the remainder of her life.

The usufructuary, born in the early 1930s (now nearly 96 years old), has the right to live in the property until her passing or voluntary vacating.

At that time, you will gain full use and enjoyment of the villa.

Please note: No visits or viewings are permitted, and the purchase is therefore made sight unseen.

This structure allows you to lock in today's price in a rising property market – a strategic move for forward-thinking investors seeking long-term value and capital appreciation.

### Property Overview

This charming detached villa is set within a small, well-established urbanisation on the edge of Alhaurín el Grande, surrounded by lush greenery and rolling hills.

The property offers a peaceful, private setting while remaining close to shops, schools, and local amenities.

The home sits on a generous 527 m<sup>2</sup> plot and features a fully enclosed landscaped garden with a private swimming pool, creating an oasis of calm and relaxation.

With a built area of approximately 112 m<sup>2</sup>, the villa has been designed for comfort and everyday living.

Inside, you will find a welcoming dining room, a spacious living room with a dedicated workspace and fireplace, a fully fitted kitchen, three bedrooms (two with large fitted wardrobes), and three bathrooms for convenience and privacy.

### Outdoor Living

The property includes a generous covered terrace, ideal for outdoor dining and entertaining, plus a beautiful roof terrace of approximately 18 m<sup>2</sup> with decorative battlements – the perfect spot to enjoy the Andalusian sunshine and panoramic views all year round.



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There is also private parking for two cars on the property.

### Features and Specifications

Setting: Close to Shops, Close to Town, Close to Schools

Orientation: South

Condition: Good / Fair

Pool: Private

Climate Control: Air Conditioning (Hot & Cold), Fireplace

Features: Fitted Wardrobes, Private Terrace, Solarium, Storage Room, Utility Room, Fibre Optic Internet

Kitchen: Fully Fitted

Garden: Private, Landscaped, Easy Maintenance

Parking: Open, More Than One, Private

Utilities: Electricity, Drinkable Water, Telephone

Category: Investment, Resale

### Why This Property

Excellent investment potential with reduced purchase price

Secure ownership in a high-demand area

Attractive Andalusian villa with timeless appeal

Peaceful and green setting, yet close to Málaga and the coast

This property represents a rare opportunity to acquire a beautiful detached villa below market value, with the potential for strong long-term appreciation.

All information and photographs have been supplied by the vendor.

Interested? Contact us today for further details about this unique investment opportunity.



## Features:

### Features

Private Terrace  
Storage Room  
Fitted Wardrobes  
Solarium  
Utility Room  
Fiber Optic

### Setting

Close To Shops  
Close To Town  
Close To Schools

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

South

### Condition

Good  
Fair

### Garden

Private  
Landscaped  
Easy Maintenance

### Category

Investment  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace

### Pool

Private

### Parking

Private  
Open  
More Than One