Finca - Cortijo in Alhaurín el Grande

€2,750,000

Alhaurín el Grande, Málaga

Bedrooms: 6 | Bathrooms: 6 | Plot: 57000 m² | Built: 980 m² | Terrace: 40 m²









Overview

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.

Amenities

Setting: Country, Mountain Pueblo, Close To Golf, Close To Shops, Close To Town, Close To Schools

Orientation: South Facing, South West Orientation

Condition: Good Condition

Pool: Private Pool, Childrens Pool

Climate Control: Air Conditioning, Pre Installed A/C, Hot A/C, Cold A/C

Views: Sea Views, Mountain Views, Country Views, Panoramic Views, Garden Views, Pool Views, Courtyard Views, Urban Views

Features: Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Satellite TV, WiFi, Sauna, Games Room, Guest Apartment, Guest House, Storage Room, Utility Room, Ensuite Bathroom, Jacuzzi, Bar, Barbeque, Double Glazing, Staff Accommodation, Stables, Basement

Furniture: Fully Furnished

Kitchen: Fully Fitted Kitchen

Garden: Private Garden

Security: Gated Complex, Entry Phone, Alarm System

Parking: Underground Parking, Garage, Covered Parking, Multiple Parking Spaces, Private Parking

Utilities: Electricity, Drinkable Water, Telephone, Photovoltaic solar panels, Solar water heating

Category: Bargain, Golf, Holiday Homes, Investment, Reduced, With Planning Permission

Taxes & Fees

IBI: €850 per year

Contact

Purcell Properties
Phone: +34 711 004 395
Email: info@purcellproperties.es
https://purcellproperties.es/property/R5021188_finca-cortijo-alhaurin-el-grande/