Residential Plot in Alhaurín el Grande

€265,000

Alhaurín el Grande, Málaga

Plot: 1105 m² | Built: 251 m²









Overview

Unique Opportunity: Building Plot with Approved Project for a Modern Luxury Villa & Swimming Pool in San Jorge de Ardalejos
Asking price for the plot, including the approved project: €265,000

Do you dream of a modern luxury villa under the Spanish sun, without the years of administrative hassle involved in obtaining planning permission? This could be your opportunity!

This beautiful plot is located in the prestigious and peaceful gated Urbanización San Jorge de Ardalejos (Plot 506). The fully approved Proyecto Básico y de Ejecución, designed by the renowned architectural firm LOPADO arquitectura, is ready to go. You can start the construction process almost immediately!

The project is a masterpiece of modern architecture, where indoor and outdoor spaces flow seamlessly into one another. With a clever layout spread across the ground floor and a spacious semi-basement with plenty of natural light, this villa offers everything you could wish for in terms of luxury and comfort.

The villa features 3 spacious bedrooms, including a master suite with walk-in wardrobe, 3 luxury en-suite bathrooms plus a guest toilet, a private gym, a wellness area with sauna and a stunning 33 m² designer swimming pool.

The outdoor areas include a large rooftop terrace and chill-out area, barbecue zone, pergola and several terraces. There is also a covered parking pergola for several vehicles on the private plot.

The total built area of the villa is 251.58 m², consisting of 113.98 m² on the ground floor and 137.60 m² in the semi-basement. The total covered and uncovered outdoor areas amount to 135.56 m², including terraces, porches and pergolas. The plot measures 1,105.49 m².

The ground floor has been designed to maximise natural light and take full advantage of the impressive views. The generous 61.80 m² open-plan living area seamlessly connects the living room, dining area and modern kitchen, with direct access to the terraces. The 17.13 m² master suite offers a peaceful private retreat with a luxurious walk-in wardrobe and en-suite bathroom. Outside, there is a generous 51.78 m² sun terrace and a stylish 45.00 m² parking pergola.

The semi-basement benefits from clever architectural features, including a skylight, allowing plenty of natural daylight into the space. It includes two spacious guest bedrooms, each with its own luxury en-suite bathroom, as well as a cosy reading area, separate guest kitchen, guest toilet and practical utility/laundry room. The private fitness area has direct access to the outdoor porch and swimming pool.

The exterior has been designed to make the most of the Mediterranean climate, with a beautifully designed contemporary swimming pool surrounded by a spacious sun terrace, a dedicated outdoor kitchen and barbecue area, a luxurious outdoor sauna zone and a spectacular rooftop chill-out terrace, perfect for enjoying unforgettable sunsets and panoramic views.

Technical specifications of the approved project include 113.98 m² of built area on the ground floor (vivienda), 137.60 m² of built area in the semi-basement (vivienda), registered as 68.80 m² in accordance with the 50% rule, a 51.78 m² ground-floor terrace, a 45.00 m² parking pergola, a 10.63 m² covered porch at semi-basement level and a 28.15 m² pergola porch, registered as 14.08 m².

Obtaining planning permission in Spain can be a time-consuming process. With this property, you are not only purchasing the land, but also a ready-to-build, approved dream design. This can save you months — or even years — of waiting, as well as significant architectural and planning costs.

Start turning your Spanish dream villa into reality almost immediately!
Contact us today for the full plans, renders and further information about the location.

Amenities

Setting: Town, Suburban, Close To Golf, Close To Shops, Close To Town, Close To Schools, Close To Forest, Urbanisation

Condition: New Construction

Pool: Private Pool

Climate Control: Air Conditioning

Features: Covered Terrace, Private Terrace, Gym, Utility Room

Furniture: Optional Furniture

Kitchen: Fully Fitted Kitchen

Garden: Private Garden, Easy Maintenance Garden

Security: Gated Complex

Contact

Purcell Properties
Phone: +34 711 004 395
Email: info@purcellproperties.es
https://purcellproperties.es/property/R5440285_residential-plot-alhaurin-el-grande/