Finca - Cortijo in Alora

€725,000

Alora, Málaga

Bedrooms: 5 | Bathrooms: 5 | Plot: 64822 m² | Built: 388 m² | Terrace: 50 m²









Overview

An Exceptional Country Estate with Tourism Business and Development Potential near Álora

A rare opportunity to acquire a stunning country estate in the heart of the Guadalhorce Valley, close to the picturesque white village of Álora in the province of Málaga. This unique property comprises two separate plots of land with a combined area of over 65,000 m². On offer, are 4 adjoining plots of irrigated land, together with a newly renovated traditional 19th century cortijo farmhouse and a separate guest cottage.

This beautiful cortijo offers a unique combination of comfortable country living, a well-established rural tourism business, or the perfect setting for a spacious family estate.
Over the past 25 years, the current owners have carefully and professionally developed the property into a

high-quality rural tourism destination where quality, sustainability, and authenticity have always been the key priorities.

Property 1 – Residential Living
The first finca covers an area of approximately 35,000 m² and forms the heart of the estate. Here you will find a fully renovated traditional 19th-century natural stone cortijo with a build size of 269 m². The property combines the charm of an authentic Andalusian cortijo with the comforts of modern living. This property has a first-occupancy certificate (LPO) and is covered by a valid letting licence (VTAR),
Upon entering the cortijo, we find ourselves in a covered garden room. Adjoining this room is a spacious bedroom, with an en-suite bathroom.As well as having access from within the house this bedroom also benefits from an independent access offering the potential for exploitation for “Bed & Breakfast “ rural tourism.
From the garden room, we enter the spacious kitchen, followed by the utility room. From the kitchen, we enter the cosy living room with many authentic details, followed by a lovely dining room.
At the front of the property is a porch accessed French doors and hosting various authentic features and seating areas.
A staircase leads from the living room to the very spacious master bedroom. This bedroom features beautiful wooden beams and a high ceiling. Adjacent to it are a spacious walk-in wardrobe, two bathrooms and a third bedroom. This third bedroom can also be accessed by an external stairway, offering further flexibility of accommodation.

Tourist Accommodation
On the same plot is a detached, single-storey 111m2 guest cottage , built in 2004 and holding an official licence for tourist lettings (VTAR MA 01267).
This comfortable guest house features two double bedrooms, a bathroom, an additional shower room, a fully equipped kitchen and a bright living/dining room opening onto a large porch/outside seating /dining area and covered terrace

Given the large size of this cortijo, it is also possible to create three or more self-contained B&B units

Outdoor Living at Its Finest
The beautifully landscaped surroundings of the properties offer everything you need to make the most of Andalusian outdoor living. There is a sense of tranquillity and privacy, with various practical outbuildings including an outdoor kitchen with barbecue, a recreation room ,, a wood store, a pump house, a tool shed, a carport and several pergolas that provide pleasant shade.
This cortijo is surrounded by a beautiful olive grove with around 250 trees. The centuries-old Manzanilla olives are among the finest table olives in Spain. The estate also features various citrus trees, pecan trees, almond trees, fig trees, pomegranate trees and distinctive, protected holm oaks. An irrigation system has been installed.

Swimming Pool
At the centre of the garden is an 8 x 4 metres swimming pool with a spacious sun terrace and an outdoor shower. The pool is fully fenced with lockable access gates, making it safe for families with young children.

Location
The property’s location is perfect. The estate is situated a very short distance from Alora, with easy access via a tarmac road. From here, Andalusia’s most famous tourist towns and attractions are easily accessible. Furthermore, the popular ‘El Caminito del Rey’ and the beautiful surroundings of El Chorro are less than 15 minutes’ drive away!

Sustainable and excellently equipped
The estate is excellently equipped with modern installations and sustainable facilities:
• Connection to the municipal water and electricity networks.
• Three 3,000-litre water storage tanks.
• Four 1,000-litre irrigation tanks.
• Solar thermal hot water systems serving both houses.

• Three-phase electricity connection.
• 4.9 kW photovoltaic solar installation with 11 solar panels (installed in 2022), producing approximately 7,000 kWh annually.
• High-speed Starlink satellite internet.
• Modern wastewater treatment with a three-chamber septic tank and a 10,000-litre underground collection tank for grey water and rainwater.
• Licencia de Pimera Occupacion (LPO)
• VTAR holiday License

Property 2 – Agricultural
The second property covers an area of 30,910 m² and offers interesting opportunities for both agricultural and EQUESTRIAN-development.
Offered for sale are 3 adjoining plots of flat land , each measuring just over one hectare, with each plot having its own Nota Simple. This makes it possible to sell the plots separately or to develop them independently.
The land has irrigation rights through the Comunidad de Regantes de Los Llanos. In addition, there is a registered well on site, and both electricity and mains water can be easily connected.

A unique investment
This versatile estate is ideal for anyone looking for an exclusive residential property, a fully operational tourist business, or a combination of residential living, leisure and agricultural development. With its excellent planning permission, sustainable facilities, generous land area and attractive location, this property offers an exceptional opportunity!

Amenities

Setting: Close To Schools

Condition: Good Condition

Pool: Private Pool

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

Energy certificate

Consumption: A
Emissions: A

Contact

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