



Finca - Cortijo in Cártama

Price € 549,000

| | |
|------------|----------------------|
| Bedrooms | 3 |
| Bathrooms | 3 |
| Build Size | 560 m ² |
| Plot Size | 13440 m ² |

SETTING

- ✓ Country

ORIENTATION

- ✓ South

CONDITION

- ✓ Good

POOL

- ✓ Private

CLIMATE CONTROL

- ✓ Air Conditioning

VIEWS

- ✓ Mountain
- ✓ Garden

FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Ensuite Bathroom

FURNITURE

- ✓ Optional

KITCHEN

- ✓ Fully Fitted

GARDEN

- ✓ Private
- ✓ Easy Maintenance

UTILITIES

- ✓ Electricity

CATEGORY

- ✓ Resale

This stunning modern finca with breathtaking panoramic mountain views is located in the peaceful area of Gibralgalia, just a 15/18-minute drive west of Cártama. The property enjoys excellent access via a tarmac road, with only the final 400 meters being a well-maintained dirt track.

Designed to maximize natural light, this impressive home offers spacious accommodation distributed primarily over one level, despite being a two-storey construction. On the ground floor, there is a very large double garage with an adjoining storage room. Next to the garage, an extensive unfinished under build remains in its original condition and offers fantastic potential (subject to planning permission) to create additional living space such as a home office, guest apartment, gym, cinema room, games room or children's play area.

The main living accommodation is accessed either via an internal staircase from the garage or externally. The heart of the home is a bright and spacious open-plan living and dining area with a fully fitted modern kitchen featuring integrated appliances and a central island. Both the living room and kitchen provide direct access to the spectacular terrace and pool area. There is an additional large terrace located at the back of the property with plenty of room for extra entertaining.

There are three generous double bedrooms, each benefiting from fitted wardrobes and its own ensuite bathroom. The property is equipped with hot and cold air conditioning throughout, with the exception of one bedroom.

Outside, the chlorine infinity pool enjoys magnificent 180-degree mountain views, creating the perfect setting for relaxation and entertaining. Part of the terrace is covered, providing welcome shade during the warmer months. The property has been finished in a contemporary style with neutral décor throughout, making it ready to move into and enjoy.

The plot measures just under 13,000m² and is predominantly mountainside, requiring very little maintenance. The total built area, including the garage and the unfinished lower level, is approximately 560m².

Additional features include water supplied from a private well, low-maintenance grounds, and annual council tax of approximately €1,000. Please note that the plot is not fenced.

For further information or to arrange a viewing, please do not hesitate to contact us.

Gibralgalia is a peaceful hamlet within the municipality of Cártama, located in the heart of the Guadalhorce Valley, one of the most sought-after areas in the inland region of Málaga province. Surrounded by nature, mountains and picturesque rural landscapes, Gibralgalia offers an exceptional sense of privacy and tranquillity while still benefiting from easy access to nearby amenities and services.

The Listing agent for itself and as agent for the vendor gives notice that:

1. The details relating to the property offered above are intended only as a general guide for prospective buyers and do not constitute, in whole or in part, an offer or contract. The information is provided for guidance purposes only and does not form part of any contractual agreement.
2. Every effort has been made to ensure that the information contained in this advertisement is accurate and as reliable as possible. However, the details may be subject to errors, omissions, changes, availability or withdrawal without prior notice.
3. Any prospective buyer should satisfy themselves as to the accuracy of each statement by carrying out their own inspections, searches, enquiries and surveys, either personally or through a legal representative.
4. All statements are made without responsibility on the part of the estate agent or the vendor.
5. None of the statements contained herein should be relied upon as statements or representations of fact.
6. Neither the estate agent nor any person employed by or acting on behalf of

the estate agent has authority to make any representation or warranty whatsoever in relation to this property. 7. Nothing contained in these particulars shall be deemed to be a statement that the property is in good repair or condition, or that any services, systems or appliances are in working order. Prospective purchasers are advised to inspect the property personally to verify its condition. 8. The photographs are for the exclusive use of Med Homes SL. The images are provided for illustrative purposes only and may show only certain parts and aspects of the property at the time the photographs were taken. No assumptions should be made regarding any parts of the property not shown in the photographs. 9. Any areas, measurements or distances stated are approximate and have been taken from the property's documentation. 10. Any reference to alterations, extensions or permitted use should not be taken as a statement that the necessary planning permissions, building regulations approvals, listed building consents or any other required authorisations have been obtained. 11. All costs and taxes arising from and associated with the purchase of the property are the responsibility of the purchaser and are not included in the sale price. These may include Value Added Tax (VAT at 10% or 21%) or Property Transfer Tax (ITP at 7%), depending on the nature of the transaction, as well as Stamp Duty (AJD at 1.2%), Notary fees, Land Registry fees and any legal representation costs. 12. Agency fees are included in the sale price.

Mediterranean Homes, on behalf of the vendor, provides this information for guidance purposes only and without any contractual obligation. Details may be subject to errors, changes, availability, or withdrawal without prior notice. Interested parties must independently verify all relevant information. Costs associated with the purchase: Second-hand residential properties — Transfer Tax (ITP) 7%; New residential properties — VAT 10% and Stamp Duty (AJD) 1.2%; Plots of land — Transfer Tax (ITP) 7% or VAT 21% and Stamp Duty (AJD) 1.2%. Notary and property registration fees \approx 0.8%; Legal fees \approx 1%. These estimates are non-binding and a reduced rate or tax benefit may apply. The real estate agency commission is included in the price. Additional information is available upon request.

[View Property Online](#)

GALLERY







Vivi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640
Tel: +34 672 816 975
Email: sales@vivi-realestate.com | Web: www.vivi-realestate.com