



# Detached Villa in Alhaurín el Grande

Price € 875,000

Bedrooms	9
Bathrooms	10
Build Size	1089 m²
Plot Size	5054 m²

## SETTING

- ✓ Close To Town
- ✓ Close To Forest
- ✓ Urbanisation

## ORIENTATION

- ✓ North

## CONDITION

- ✓ New Construction

## POOL

- ✓ Private

## VIEWS

- ✓ Mountain
- ✓ Country
- ✓ Urban
- ✓ Street

## FEATURES

- ✓ Near Transport
- ✓ Private Terrace
- ✓ Ensuite Bathroom

## FURNITURE

- ✓ Not Furnished

## KITCHEN

- ✓ Not Fitted

## GARDEN

- ✓ Private

## SECURITY

- ✓ Gated Complex

## PARKING

- ✓ Open
- ✓ Street
- ✓ More Than One
- ✓ Private

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water

## CATEGORY

- ✓ Investment
- ✓ Resale

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¡GREAT INVESTMENT OPPORTUNITY! This private villa is about 70% completed and could also be used as a Boutique hotel or bed & breakfast. There are lots of possibilities with a build size of 1.089m<sup>2</sup>. The layout is as follows:

Basement (101m<sup>2</sup>): fitted with windows, wine cellar or gym, guest WC.

Ground floor (604m<sup>2</sup>): 4 bedrooms with ensuite bathrooms, Staff apartment with 2 bedrooms, 1 bathroom, utility room and a separate guest accommodation with 3 bedrooms, 3 bathrooms, kitchen, and living area.

First Floor (279m<sup>2</sup>): Large living room with high ceiling and fireplace, dining room, kitchen and bathroom.

Top Floor (101m<sup>2</sup>): Gallery, with installation prepared for a lift (elevator).

Outside is a large terrace and private pool on a plot of almost 4,000m<sup>2</sup>.

The property is located at the top of a private, exclusive gated urbanisation, only 5 minutes from the town, giving it a fantastic view of the Guadalhorce Valley and Sierra Nevada.

An evaluation was given in 2017 of 1.1 million Euros in its current condition, and 2.2 million Euros when finished.

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GALLERY



