



R4880563

📍 Alhaurín el Grande

REF# R4880563 1.100.000 €

BEDS

7

BATHS

5

BUILT

946 m²

PLOT

3688 m²

¡Welcome to the Finca! A Natural Paradise and a Unique Business Opportunity** Discover an impressive refuge that is not just a home but also an extraordinary business opportunity in an unparalleled natural setting. Imagine waking up every morning surrounded by the beauty of 3,688 m² of rustic land, where avocados and fruit trees flourish, creating an atmosphere of tranquility and abundance. ****Main Floor**** (250 m² climate-controlled) features 3 spacious bedrooms equipped with wardrobes, ideal for families or guest accommodation, 3 full bathrooms, and a powder room, all designed to offer comfort and privacy. The living/dining room is a cozy space with a fireplace, perfect for creating memorable moments with family or friends. The kitchen is fully functional, equipped with a pantry and appliances, ready for you to unleash your culinary creativity. You also have the convenience of a well-equipped laundry room, making household tasks easier. The ****Main Porch**** is a charming Andalusian patio with a barbecue and oven, ideal for enjoying outdoor meals and social gatherings. Additionally, you will find a ****Glassed Porch**** with views of the pool and garden, a space perfect for relaxing or entertaining your guests. There's even more: an ****Independent Apartment**** of 80 m² with a 50 m² living room and views of the patio, making it an ideal space for guest privacy or as a work area. The ****Master Bedroom**** features climate control and a dressing room, providing a personal retreat, and it includes a very complete and functional bathroom, offering all the

+34 951 123 083 | +44 (0)330 179 8687 | info@idiliqestates.com Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andalucía

IDILIQ

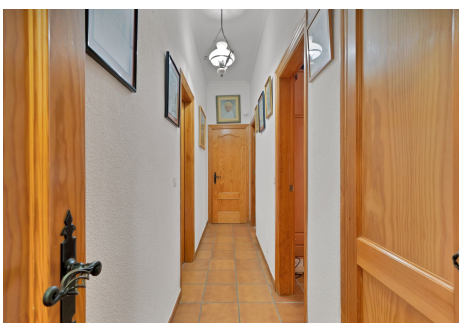
ESTATES

necessary comfort. The **Ground Floor** of this incredible property spans 241 m². You will find another bedroom and 2 offices, which can be converted into additional bedrooms, adapting to your needs. It also has a small living room, perfect for relaxation. A **14 m² wine cellar** complements this space, where you can store your finest wines. You'll have access from the pool porch and direct communication to the garage, making daily life more practical. In the exterior, you will find a pleasant **60 m² saltwater pool**, equipped with an outdoor shower and automatic cleaner, ideal for enjoying sunny days. The garden features grass, flowers, pine trees, palm trees, and olive trees—a green oasis that invites peace and relaxation. There's parking space for up to 6 cars, ensuring your visitors always have a place to park. The **orchard** is wonderful, with a cultivation area for avocados and fruit trees, perfect for those who wish to live off the land or simply enjoy fresh produce. The **water well** has a flow rate of 60 liters per second, guaranteeing a constant supply for your garden and orchard. **An Investment in Quality of Life and Business Opportunity** the Finca offers not only a home but also a lifestyle. Imagine transforming this property into a rural tourism business, where visitors can enjoy the tranquility of the countryside, natural beauty, and the comfort of a well-equipped house. Additionally, the potential for avocado cultivation and other agricultural products provides an additional source of income. With all authorized documents, this property is a safe and promising investment. Whether you want to establish a bed & breakfast, a retreat center, or simply enjoy a peaceful life with the possibility of generating income, "La Doctora" is your opportunity. Don't miss this unique chance. The Finca awaits you with open arms, ready to be transformed into your dream home and business. Contact us today to schedule a visit and experience the magic of this exceptional property for yourself. Your new beginning is just a step away! The abbreviated information document is available to you.

Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses LBB 1. **FIRST FLOOR: MAIN FLOOR 250 MTS. AIR CONDITIONED 3 bedrooms with wardrobes 3 full bathrooms 1 toilet Living-dining room Fireplace Fully equipped kitchen Pantry Very spacious laundry area Main porch with Andalusian patio, barbecue area, and oven Glazed covered porch with views of the pool Private pool in a large lawn garden area 80 m² APARTMENT 50 m² living room with views of the main patio 1 main bedroom, air-conditioned, with dressing room 1 full bathroom Water well with a flow rate of 60 liters per second Motor room of 15 caves 2. SECOND FLOOR: GROUND FLOOR 241 MTS. 1 bedroom 2 offices or bedrooms 1 full bathroom Living room Wardrobes in the hallway Access via stairs from the pool porch Area connected to the 14 m² cellar OTHER AREAS OF THE PROPERTY Terrace Rooftop Solar panels Air conditioning Parking in different areas of the property Entrance with electric gate Wood shed Storage room TOTAL BUILT OF HOUSING: 721 MTS. Other built areas: Warehouse 1 100 m² Warehouse 2 160 m² (hunting) Animal pens and cages 100 m² Exterior 60 m² saltwater pool, outdoor shower, and cleaning robot. 1,500 m² of Andalusian patio and gardens with grass, flowers, pines, palm trees, and olive trees, planting of avocados, fruit trees.**

IDILIQ

ESTATES



IDILIQ

ESTATES



IDILIQ

ESTATES

