



## SAMOSTATN? STOJÍCÍ VILA 7 LOŽNICE

📍 Alhaurín el Grande

**REF# R4813066 – 1.399.000€**

IBI

2404 €/YEAR

Garbage

83 €/YEAR



7

Ložnice



7

Koupelny



926 m<sup>2</sup>

Built



4366 m<sup>2</sup>

Plot

This detailed description presents a luxurious and expansive detached villa located on the south side of Alhaurín el Grande, a prime area known for its stunning panoramic mountain and country views. Ideal for a

large family or rental/B&B business.

Here's a summary of the key features:

#### Property Overview:

- Location: South side of Alhaurín Grande, within walking distance to the village and a stone throw away from 2 very good restaurants.
- Plot Size: 2,50m<sup>2</sup>, fully fenced
- Built Size: 926 m<sup>2</sup>
- Internal Space: 728 m<sup>2</sup> across both the main house and guest house
- Total Floors: 3

#### Main House:

- Bedrooms: 7 in total (6 in the main house and one in the guest house), all offering very generous sizes.
- Ground Floor: 3 bedrooms (2 en-suite), with additional amenities including a separate cloakroom, utility room, gym, spa, sauna, and a storage room that could be used as a bodega (wine cellar).
- First Floor: 2 en-suite bedrooms, one with a fireplace. Additional spaces include another cloakroom, an open industrial-style greenhouse kitchen with access to a terrace, independent formal dining room, living room, and a separate reading room with a fireplace. A full-length terrace on this floor offering panoramic views.
- Second Floor: Very large and impressive master en-suite with a dressing room, shower, and independent bathtub area surrounded by large windows. This floor also features a large jacuzzi and an office.

#### Guest House:

- Layout: Open plan
- Spaces: Living room, fitted kitchen, a bedroom, and en-suite bathroom. This cottage has its own private terrace, garden and parking with independent vehicle access.

#### Outdoor and Additional Features:

- Swimming Pool: Options for salt or chlorine water
- Heating: both houses are fully airconditioned and also offer oil central heating throughout.
- Energy: Mains electricity and solar panels for electricity. The running cost for such a large property are very low.

- Water Supply: Town water and private well with a large holding tank
- Internet: 500Mb Fiber optics installed
- Security: Two automatic entrance gates, one for the main house and another for the guest house
- Location Benefits: Close proximity to the forest and Sierra de Mijas, ideal for hiking enthusiasts
- Parking: Spacious garage that can easily accommodate 2 cars plus additional storage

**Accessibility:**

- Location: Just off the main road, offering complete privacy despite its convenient location.

The property is fully registered with an AFO and tourism license.

This villa is ideal for those seeking a combination of luxury, space, privacy, and access to nature, with a wide range of amenities catering to a comfortable and upscale lifestyle.

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

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