

Villa in Alhaurín el Grande

Reference: R4933477



Bedrooms: 5

Bathrooms: 4

M<sup>2</sup>: 350

Price: 850,000 €

Status: Sale

Property Type: Villa

Parking places: by request

Printing day : 8th February  
2025







Overview:Description AMAZING INVESTMENT OPPORTUNITY ( IN EXCESS OF 7%). DIRECT FROM OWNER GUARANTEED INCOME OF OVER €50,000 PER YEAR. RENT THE HOUSE TO CLIENTS AND ALSO HAVE THE BENEFIT TO USE YOURSELF. Peaceful and Quiet Detached Villa with Private Pool, Separate One Bedroom Property, Stunning Views and Over 12,000 m2 of Land and Only Minutes From The Beach and Amenities. We are pleased to bring you this four bedroom detached villa with separate one bedroom accommodation in Alhaurín el Grande. The property is located extremely close to Alhaurin Golf Course and makes it just 20 to 30 minutes from Marbella, Malaga, La Cala de Mijas, Fuengirola and more.

INVESTMENT The one bedroom separate property currently brings in €11,400 per year from a yearly long term rental tenant (who is amazing). See the video below for a complete walk through video of the "One Bedroom Property" The main property has the opportunity to bring in €40,000 per year from holiday rental bookings if you wish. This is with the option of you enjoying the house yourself between bookings. Due to the popularity of the property, it would be possible to be booked out for 52 weeks of the year and can be confirmed by the rental agent if required (as for a breakdown of accounts for this). If you required to rent the four bedroom property on its own on a long term rental basis. The property would fetch in the region of €2,500 per month. This is in addition to the income from the one bedroom property.

MAIN FEATURES OF LARGE HOUSE: \* Detached Villa \* Private Pool \* Private Drive for Several Cars \* Completely Seperate One Bedroom and One Bathroom Property \* Over 12,000m2 of Land \* Stunning Sun Set Views \* Air Conditioning \* High Speed ADSL \* Lots of Terraces to Chill Out and Entertain \* 20 to 30 Minutes From Malaga, La Cala de Mijas, Fuengirola and Marbella \* Walking Distance to Several Restaurants \* Walking Distance to Local Park \* Solar Boiler System \* Low Property Taxes \* Well \* Backup Water Tanks \* And much more...

LARGE HOUSE PROPERTY DETAILS (please take a look at the video): The main house consists of four bedrooms within the property. Two of which are on the top level of the house, both with private en-suite bathrooms, stunning mountain views and access to air conditioning. On the bottom level of the house you have an additional two bedrooms. One extremely large bedroom with en-suite bathroom and amazing mountain and sun set views. The fourth bedroom is currently used as a play room but can be converted back to a bedroom easily enough. There are two lounge areas on the ground level of the house. One we call a winter room with access to a log fire and carpet flooring. This is extremely cosy and warm in the winter with the log fire and especially at Christmas when the decorations and Christmas tree is up. At the end of the house you have second lounge which we call the sun lounge. This faces west and gives you afternoon and evening sunshine and the most amazing sun set views in the evening. This is an extremely large room with lounge area, dining table and desk work space. This has a pellet fire for those winter months. Also on the bottom level you will find a utility room with toilet, washing machine and basin (and room for an electric dryer if you wish). The kitchen is fully fitted with all the appliances you can require. The property comes with several terraces, both open and covered, so you can enjoy the sun or hide from it during those warm summer months.

ONE BEDROOM HOUSE PROPERTY DETAILS (please take a look at the video): The one bedroom house has an open planned lounge area and kitchen as you enter the property. This also has two exits to the front terrace and stunning views from the front door and windows which face south west. From the lounge you can then lead into a bedroom with fitted wardrobes and then access into an en-suite bathroom with bath tub and shower. From the bedroom you have access to another terrace to the back of the house with amazing views. If you continue past the back terrace, you have access to a decking area with temporary swimming pool Please take a look at the video for more information

POOL & GARDEN The swimming pool is in the region of 3 metres by 4 metres. It is not the biggest pool in the world, but is perfect for cooling off in the summer and so very simple to maintain compared to larger pools that will leave you cleaning for hours. This pool is actually extremely peaceful to clean as you can enjoy the peace, quiet and tranquility while you enjoy the views when cleaning the pool. The garden is in the region of 12,000m2 of land and is made up of different areas. There are several different fruit trees, avocados, lemon, orange, mandarin etc. There is also a lawn area with play centre.

RUNNING COSTS The running costs of the house are minimal compared to coastal properties where you have to pay high utilities and community fees. There are no community fees to pay and the utility charges are very low due to the location of the house. \* Property Taxes : These are around €1,000 per year \* Water : This is depends on the usage so is hard to give an exact number. This should be around €50 per month if you are looking to irrigate the current areas. There is a well in place if you wish to use it. \* Electricity : This is depends on the usage so is hard to give an exact number. At present it is in the region of €150 per month if used solely for a residential purpose. \* Community Charges : There are none.

BUILD SIZE The main house is measured to be in the region of 250m2 The small house is measured to be in the region of 70m2

PROPERTY DOCUMENTS Please note that the property does not have an AFO. This has never been applied for. This is not a legal requirement to sell or buy the property as we did not purchase the property with one. We have owned the property for over twenty years and have no complications. We are selling due to re-location. You are more than welcome to apply for this, but like most things of this nature, it will take quite a while complete and like I say, we have never had a need for this. We have documentation to confirm the legality of the buildings if required. We have the following: \* Architect Certificate of Antiquity. Proving the age of the house and the legality of the building and its structures. \* Architect Report of Legality. Proving the age of the house and the legality of the building and its structures.

PLEASE NOTE: The property is completely legal with architects reports showing this. The property does not have an AFO or First Occupation License. The property was built before the first occupation licenses were allocated and we have never had the need to apply for an AFO in the 20 years we lived in the property.

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Features:

Pool, Air conditioning, Heating, Mountain views, Private garden, None, Parking, Investment