

Detached Villa for sale in Alhaurin el Grande, Costa del Sol

5 Bedrooms | 2 Bathrooms | 240 m² Interior | 32 m² Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes
€ 529 IBI | € 84 Rubish tax



Property Description

Country House with Panoramic Views in Alhaurín el Grande. This magnificent and solid country house built in 1991, is located in Alhaurín el Grande, and has a First Occupation Licence. This property, surrounded by exceptional natural beauty, combines tranquillity with convenience, being just a 10-minute drive from the town. It boasts spectacular 360° views and a south-facing orientation, maximising natural light.

Property Features

- Plot:

A fenced plot of 13,500m² featuring a wide variety of trees, including almond, olive, orange, holm oak, fig, loquat, avocado, and other fruit trees. Perfect for those seeking a connection to nature.

- House Layout:

The property comprises two floors, each with an independent apartment:

- o Ground floor:

- ☐ 2 bedrooms.
- ☐ Fully equipped kitchen.
- ☐ Spacious living-dining room with a fireplace.
- ☐ Private terrace.

- o Top floor:

- ☐ 3 bedrooms.
- ☐ Kitchen and living-dining room with a similar layout to the ground floor.
- ☐ Two covered terraces with stunning views.

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.

C/ The Rolling Stones, s/n C.C. Cabopino, Mimosas Golf, local 10, (29804) Marbella - Spain Tel. +34 691 710 545 - Email. info@apexmarbella.com

Construction Details

- Double-glazed Climalit windows with aluminium shutters and mosquito screens.
- Robust double-layer construction with fibreglass insulation, and insulated attic ceilings.

Outdoor Spaces

- Private heated pool with a heat exchange system.
- Barbecue area.
- Workshop, firewood storage, and machinery storage.
- Independent 25m² storage room.

Comfort and Technology

- Air-conditioning and central heating via radiators, with a dual system:
 - o Wood-fired boiler with a 2,500-litre storage tank.
 - o Automatic gas boiler as a backup.
- Fibre optic internet at 300Mbps and alarm system.
- 300-litre hot water tank, heated by 16m² of solar panels or a gas boiler.
- Heat exchanger pump for the pool, utilizing excess energy.

Water Management

- Private well that automatically fills a 16 m³ tank for garden and fruit tree irrigation.
- Automatic irrigation system for the lawn and vegetable garden, with a drip system for fruit trees.
- Connection to the municipal water network with an additional 13m³ tank for property irrigation.

Usage Options

This house is perfect for:

1. Two families seeking independent living spaces.
2. Those looking for a property with rental potential, whether for vacation or long-term use.
3. Large families wanting to unify both floors into a single, functional family home.

A unique opportunity to enjoy rural living with all modern amenities!

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