



## Detached Villa in Alhaurín el Grande

Alhaurín el Grande

€ 875.000

Estate type:	<b>villa</b>	Area:	<b>1089 m<sup>2</sup></b>
Terrace:	<b>0 m<sup>2</sup></b>	Number of bathrooms:	<b>10</b>
Number of bedrooms:	<b>9</b>	Garage:	<b>Yes</b>
Pool:	<b>Yes</b>	Plot:	<b>3965 m<sup>2</sup></b>
Air conditioning:	<b>No</b>	Television:	<b>No</b>
Close to golf courses:	<b>No</b>	Wi-Fi:	<b>No</b>

**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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