



# Abstandsvilla zum Verkauf in Alhaurín el Grande, Alhaurín el Grande

845.000 €

Referenz: R5346238 Schlafzimmer: 4 Badezimmer: 5 Grundstücksgröße: 751m<sup>2</sup> Garten: 412m<sup>2</sup> Terrasse: 29m<sup>2</sup>





## Valle del Guadalhorce, Alhaurín el Grande

Beautifully Renovated Andalusian Villa with Pool in La Paca, Alhaurín el Grande

Located in the highly sought-after urbanisation of La Paca, on the Málaga side of Alhaurín el Grande, this detached and fully renovated Andalusian villa offers charm, space and excellent accessibility. Positioned on the outskirts of town yet within walking distance of local amenities, it combines a peaceful setting with everyday convenience.

Renovated in 2022 while retaining original character features, the property now comprises four bedrooms, each with its own en-suite bathroom. The villa is bright and spacious, with lovely open views towards the Sierra de Mijas mountains.

Set on a walled plot of 750 m<sup>2</sup>, the house is surrounded by a mature, low-maintenance garden with subtropical planting, lemon and palm trees. Outdoor living is a key feature, with a private swimming pool, sun deck, breakfast terrace, balcony and a fully equipped outdoor kitchen with BBQ and toilet.

Internally, the property is arranged over two floors. The entrance hall with open staircase leads into a generous living room with fireplace and direct access to the garden through sliding doors. The spacious kitchen, fitted with new appliances, sits adjacent to the dining area. The master bedroom is conveniently located on the ground floor, while three further en-suite bedrooms are found on the first floor.

Additional features include a very large garage, gated driveway with off-street parking, and a substantial separate basement storage area. Part of the garage could easily be converted into a private apartment, with existing connections already in place.

The property is in excellent condition and ready to move into. It is equally well suited as a permanent residence, family home, holiday property or rental investment. The villa is currently operating as a successful boutique Bed & Breakfast.

Ideally located, the property is less than 30 minutes from Málaga Airport, the beaches, Málaga city and nearby towns such as Mijas.

### Key Features

Urban (freehold) plot with mains water, sewer connection and fibre optic internet

Built in 2004

Approx. built area 415 m<sup>2</sup> (197 m<sup>2</sup> living space, 53 m<sup>2</sup> terraces, 139 m<sup>2</sup> garage, 68 m<sup>2</sup> storage, 17 m<sup>2</sup> outdoor kitchen)

Private swimming pool (approx. 21 m<sup>2</sup>)

Double glazing throughout

Alarm system installed



Energy rating E

LPO (Licence of First Occupation) in place

RTA tourism licence and NRA rental registrations

Solar hot water system (300L boiler with two panels) + pre-installation for additional solar

Increased electrical capacity with certification

Close to schools, bus stop (200 m) and golf courses (Alhaurín Golf & Lauro Golf)

Established residential community (approx. 170 properties)

Annual costs (2025):

IBI €938 | Basura €136 | Community €46/quarter | Sewage €31



## Eigenschaften:

### Merkmale

Überdachte Terrasse

Badezimmer

Einstellungsschränke

Versorgungsraum

### Einstellung

In der Nähe der Stadt

### Möbel

Voll eingerichtet

### Versorgungsunternehmen

Strom

### Klimakontrolle

Klimaanlage

Zentralheizung

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Kategorie

Luxus

### Ansichten

Land

### Pool

Privat

### Parken

Garage