

BROMLEY ESTATES

Marbella



HOUSE 4 BEDROOMS 4 BATHROOMS IN ALHAURIN EL GRANDE

📍 Alhaurin el Grande

REF# R5315248 €845,000

BEDS

4

BATHS

4

BUILT

412 m²

PLOT

750 m²

TERRACE

53 m²

This family home is on walking distance to the center of Alhaurín el Grande, The house is renovated in 2022, surrounded by a beautiful and sunny garden with a swimming pool, solarium, outdoor kitchen/BBQ, subtropical plants, lemon trees, and eight palm trees.

Currently it operates as a successful boutique Bed & Breakfast, in an excellent condition, ready to move in. Perfectly located less than half an hour from the airport, Malaga center and the beaches.

This authentic Spanish villa is situated on a walled plot of 750 m². It consists of two floors, a large garage, a driveway, a spacious independent storage room, a breakfast terrace, a balcony, an easy-to-maintain garden, a private swimming pool, a solarium, and an outdoor kitchen with a barbecue and toilet. It has four bedrooms with fitted wardrobes and each with its own en-suite bathroom. The spacious kitchen, equipped with new appliances, is adjacent to the dining room. The living room, with a fireplace, opens onto the garden through a sliding door. The master bedroom is also on the ground floor. The spacious hall with an open staircase leads to three more bedrooms on the first floor.

+34 952 939 460 · info@bromleyestatesmarbella.com Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

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- * Located on urban land with: municipal water, sewage connection, and fiber optic internet.
- * Built area approx. 415 m², terraces approx. 53 m², garage approx. 139 m², storage room approx. 68 m², outdoor kitchen approx. 17 m², pool 21 m².
- * Double glazing.
- * Equipped with an alarm system.
- * The electrical system has been expanded and the power increased, with a certificate.
- * The property has an RTA rental license and three recent NRA licenses.
- * Part of the garage can easily be converted into a private apartment with window and sliding doors.
- * Bus stop 200 meters away, with a direct line to Malaga city and the train station.
- * LPO certificate (License of First Occupation)
- * Equipped with a 300-liter water heater with two solar panels for hot water.
- * All Bed & Breakfast inventory, goodwill, advertising, website, rental licenses, all furniture (also outside) etc. are part of the sale.

Renovation 2022:

- Two brand new bathrooms with walk-in showers on the first floor
- New efficient layout of the first floor and two new sliding doors
- New air conditioning units in the garage with 3 individual silent Airzone units for each room
- 100-liter boiler in the garage
- New high ceiling window in the stairwell
- 300-liter solar water heater on the roof with 2 solar panels
- New plasterwork on the ground floor
- All kitchen appliances have been replaced
- New sliding door to the garden
- New motor for the electric garage door and new motor for the entrance gate
- 6 brick planters in the garden
- New pool pump and filter
- Interior and exterior paintwork

Detached Villa, Alhaurín el Grande, Costa del Sol.

4 Bedrooms, 4 Bathrooms, Built 412 m², Garden/Plot 750 m².

Setting : Close To Golf, Close To Shops, Close To Town, Close To Schools, Urbanisation.

Orientation : East, South.

Condition : Good, Recently Renovated.

Pool : Private.

Climate Control : Air Conditioning, Hot A/C, Cold A/C, Fireplace.

Views : Garden, Pool.

Features : Fitted Wardrobes, Near Transport, Private Terrace, Ensuite Bathroom, Double Glazing.

Furniture : Optional.

Kitchen : Fully Fitted.

Garden : Private, Landscaped, Easy Maintenance.

Security : Entry Phone, Safe.

Parking : More Than One, Private.

Utilities : Electricity, Drinkable Water, Telephone, Solar water heating.

Category : Golf, Holiday Homes, Investment.

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