

# BROMLEY ESTATES

*Marbella*



## HOUSE 4 BEDROOMS 4.5 BATHROOMS IN ALHAURIN EL GRANDE

📍 Alhaurin el Grande

REF# R5367232 €795,000

BEDS

4

BATHS

4.5

BUILT

335 m<sup>2</sup>

PLOT

752 m<sup>2</sup>

TERRACE

29 m<sup>2</sup>

Located in a quiet and pleasant urbanization, just 2 km from the town centre and surrounded by nature, this beautiful property enjoys a privileged setting at the foot of the Sierra de Mijas.

The house currently features an elegant fully equipped kitchen, a spacious and bright living room with direct access to a large terrace, as well as 4 comfortable bedrooms, each with its own en-suite bathroom and a guest WC. A large garage with direct access to the house provides additional comfort and offers great potential to be converted into an independent apartment if needed.

Outside, you will be charmed by a beautifully landscaped garden, a large swimming pool, and a pleasant summer kitchen. Several outdoor areas have been designed to fully enjoy the climate, whether relaxing or entertaining on the covered terrace next to the pool.

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The property is currently operating successfully as a guest house since 2022. It is sold fully furnished and includes a first occupancy licence as well as a tourist licence. Everything is in place to continue the activity immediately if desired.

Built with high-quality materials, the house is very well equipped, including solar panels for hot water and pre-installation for additional panels.

Conveniently located, the property also benefits from a bus stop just 200 meters away. This is an ideal opportunity as a main residence, holiday home, or turnkey investment.



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