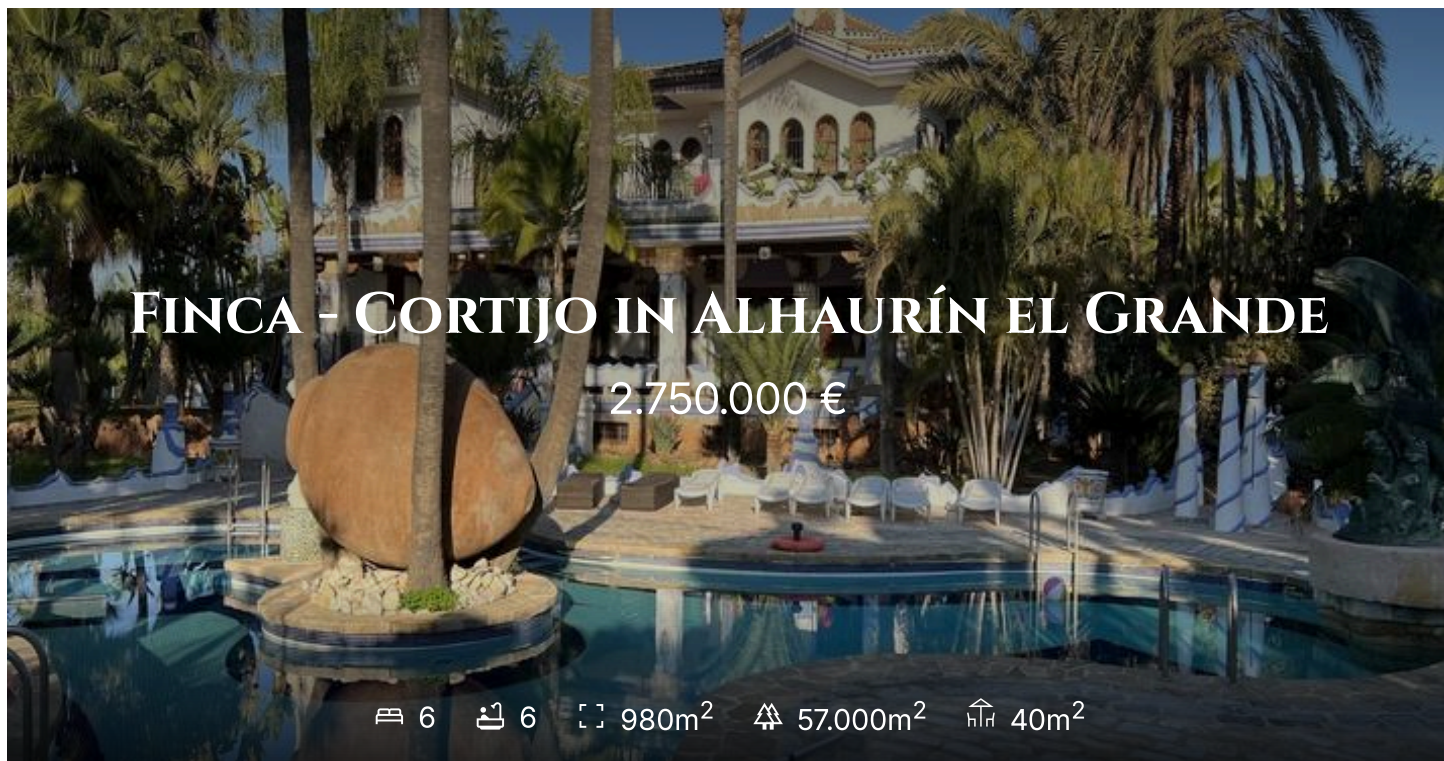




DESCRIPTION

EXCLUSIVE: Great opportunity for investors in the municipality of Alhaurín el Grande, Málaga, just 25 minutes from downtown Málaga or 10 minutes from the Technology Park.

The house has a built area of approximately 800 m² and a 100 m² cottage, located on a plot of approximately 57,000 m².

Once the administrative and urban planning procedures required by both the Alhaurín el Grande City Council and the Andalusian Regional Government have been completed to obtain the necessary permits and licenses, there is the possibility or potential to build 10% of the plot on three floors (ground floor plus two), i.e., 17,000 m².

Upon drafting the appropriate Urban Development Plan and obtaining necessary approval from the City Council and the Regional Government of Andalusia, up to 17,000 m² could be built on the property, spread over three floors (ground floor plus two), as current legislation allows for a 10% occupancy of the plot and a maximum height of three floors. This buildable area would include the existing buildings if they are to be preserved.

This cannot be guaranteed as it does not depend on the seller, but it can be inquired...





