

Detached luxury Andalusian villa with a pool, sun terrace, outdoor kitchen, garden, garage, and 4 guest bedrooms with 4 bathrooms. Currently a fully licensed B & B. Located in Andalusia, between Malaga and Marbella in Alhaurin el Grande.

Prices & Costs

Purchase Price	€845,000
Free text to describe the price	including inventory and including fee real-estate agent
Free places	1
Parking garages	1
underground parking garages	1



Property description

This authentic Spanish villa sits on a walled 750 m² plot. Spread over two floors, it offers a very large garage, a gated driveway, parking spaces, a large separate basement, a breakfast terrace, a balcony, a low-maintenance garden, a private swimming pool, a sun terrace, and an outdoor kitchen with a barbecue and WC. The villa features four bedrooms with built-in wardrobes, each with its own en-suite bathroom. The spacious kitchen, equipped with new appliances, adjoins the dining room. The living room with a fireplace opens onto the garden through sliding doors. The master bedroom is also located on the ground floor. The generous entrance hall with an open staircase leads to three further bedrooms on the upper floor. Don't miss this opportunity - this villa leaves nothing to be desired!.

Details of the property

Living space	197 m ²
Usable area	197 m ²
Total area	415 m ²
Plot area	750 m ²
Rooms	4
Bedrooms	4
Bathrooms	4
Half bathrooms	1
Basement area	2 m ²
Parking spaces	3
Balconies	2
Terraces	1
Loggias	1
Year of construction	2004
Condition of the property	Partly/totally renovated
Sale status	open
Availability	in 2026
Commercial useage possible	Yes



Location

Alhaurín el Grande lies in the Gualdelhorce Valley, just beyond the vibrant Costa del Sol. It's situated precisely between Málaga and Marbella. Nearby towns include Mijas, Benemaldena, and Torremolinos. Further afield are Ronda, Antequera, Granada, and the Caminito del Rey, ideal for a day trip. The Arabs called Alhaurín "Jardín de Ala," meaning "Ala's Garden." Later, the Catholic Monarchs added "El Grande" to distinguish it from Alhaurín de la Torre. Alhaurín is a typical Spanish village nestled in the Sierra de Mijas. With its authentic charm and approximately 27,000 inhabitants, this lively town celebrates numerous festivals: Easter processions, the Feria dell'América, Noche Blanco El Romero, Halloween, and Christmas, to name just a few. Here you'll find over 45 bars, terraces, and restaurants. There's also a social insurance clinic, a library, schools, a bus station, a weekly market, a cultural center, and a theater. A British school is located in nearby Cartama.

Features

General categorization	Luxurious
Floor	Tiles
Kind of heating	Stove
Firing	Oil
Air-conditioned	Yes
Type of parking spot	Garage
Wasching-/ drying room	Yes
Internet access	Fibre fast speed
With cellar/basement	Yes
Storage	Yes
Construction type	Massive
Guest WC	Yes
senior-friendly	Yes



" Many foreigners have also settled in the town..

Energy performance certificate

Building type	Residential property
Energy performance certificate	Consumption
Valid until	2028
Energy consumption parameter	EkWh/m²a
Year built according to energy certificate	2004
Energy efficiency class	E



Features

Detached and renovated Andalusian villa in a sought-after location in La Paca, Alhaurín el Grande, is for sale. Situated on the edge of this typical Spanish town, yet within walking distance of everything else, this family home was renovated in 2022 while preserving its original details. It features four bedrooms and four bathrooms. The charming house is spacious and offers stunning views of the Sierra de Mijas. It is surrounded by a beautiful, sunny garden with a swimming pool, sun terrace, outdoor kitchen with barbecue, subtropical plants, lemon trees, and palm trees. The villa is ideal as a primary residence, family home, second home, holiday home, or investment property. Currently operating as the successful boutique bed and breakfast Casa Limon, it is in excellent condition and ready for immediate occupancy. Its location on the Málaga side of Alhaurín is perfect, meaning it is less than half an hour from the airport, Mijas, the beaches, and the city of Málaga.



Others

Renovation 2022

- Two completely new bathrooms with walk-in showers on the first floor - New, efficient room layout on the first floor - Two new sliding doors - New air conditioning units in the garage - Three quiet, individual "Airzone" air conditioners for each room - 100-liter boiler in the garage - New skylight in the stairwell - 300-liter solar water heater on the roof (2 solar panels) - New plaster on the ground floor - All kitchen appliances replaced - New sliding door to the garden - New driveway gate motor - New electric garage door - Six brick planters in the garden - New swimming pool pump and filter - Interior and exterior painting - New water pressure gauge

The house is situated on a plot in an urban location and offers the following advantages: drinking water connection, sewage connection, and fiber optic internet.

* Year built: 2004 * Living area approx.



53 m², garage approx. 139 m², storage room approx. 68 m², outdoor kitchen approx. 17 m², pool approx. 21 m². * Fully double-glazed windows. * Close to schools and the two golf courses Alhaurin Golf and Lauro Golf. * Equipped with a Securitas Direct alarm system. * Unbeatable location in the "La Paca" urbanization. * The electrical system has been upgraded and its capacity increased (certified). * The property holds an RTA (Registro Tourism Andalucía) license from the Junta Andalucía and three current, mandatory NRA (Numero Registro de Aquiler) licenses. * Part of the garage could easily be converted into a (private) apartment with a window and a sliding door; all connections are in place. * Bus stop 200 m away with direct connections to Málaga city center and Maria Zambrano train station. * Initial occupancy permit (LPO) available. * Equipped with a 300-liter water heater and two solar thermal collectors for hot water in all bathrooms.



* Annual municipal taxes for 2025: Property tax (IBI) €938, waste disposal fee €136, "La Paca" fee per quarter €46, sewage fee (Alcantarillado) €31. * The entire inventory of the bed and breakfast, the company's assets, marketing materials and website, rental licenses, all furnishings (including outdoor furniture), potted plants, etc., are included in the purchase price..



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Alhaurin el Grande 15.46.15



Address

Calle Laurel 7
29120 Alhaurin el Grande (Malaga)