

Ref: R5373823

Price: 845,000€



 **House - Detached Villa**

 **Alhaurin El Grande**

 **4**

 **5**

 **377m² Build Size**

 **752m² Plot Size**

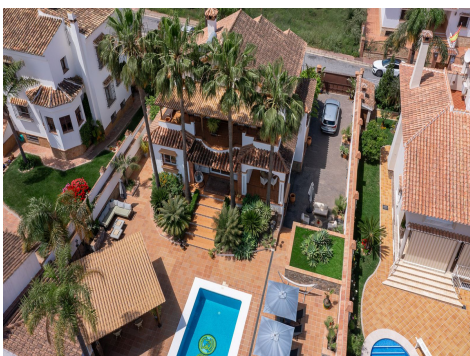
 **Pool: Yes**

Turnkey Boutique Villa with Pool, Mountain Views & Rental Income

Tucked into the privileged La Paca hillside on the edge of Alhaurín el Grande, this fully renovated Andalusian villa is one of those rare finds where lifestyle and investment line up perfectly. Walled garden, private pool, eight palm trees, lemon trees, and views straight out to the Sierra de Mijas and Málaga, the airport, and the beaches all under 30 minutes away.

A proven income stream from day one.

The villa currently operates as a successful boutique B&B. with all licences in place





UK +44 333 022 0135

Email: info@1casa.com

Web: www.1casa.com

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Thanks to four spacious bedrooms each with their own en-suite bathroom, it can be let as a single luxury rental or — as it runs today — room by room. That flexibility is built into the floor plan.

Inside: two bright floors on a 750 m² walled plot.

New kitchen open to the dining area, lounge with fireplace and sliding doors to the garden, principal bedroom on the ground floor, three more en-suite bedrooms upstairs.

Outside: sun terrace, breakfast spot, balcony, and a full outdoor kitchen with barbecue and guest WC.

Plus a 139 m² garage and 68 m² storeroom: part of the garage could easily be converted into a separate studio apartment for an extra income stream.

Renovated 2022:

new bathrooms with walk-in showers, individual Airzone climate units, 100L boiler, 300L solar water heater with 2 roof panels, all-new kitchen appliances, fresh paint inside and out, new pool pump and filter, upgraded electrics with certificate, double glazing, alarm, fibre-optic internet.

Key facts

4 bedrooms, 5 bathrooms (4 en-suite), south/east facing

LPO + RTA + 3 NRA tourist licences

Bus stop 200m, direct line to Málaga city

Whether as a forever home, a holiday retreat that pays for itself, or a ready-to-run boutique investment, the keys are already turning.

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