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Sols

Alhaurín de la Torre



Chambres: 5	Salles de bains: 5	M²: 399	Prix: 740 000 €
Statut: Vente	Type de propriété: Sols	Référence: R5372521	Publish date: 01.06.26

Vue d'ensemble:If you are looking for a solid investment opportunity on the Costa del Sol, this property in Alhaurín de la Torre stands out for its size, versatility, and excellent location within a municipality with strong and growing residential demand. This is a full building offering 401 m2 of constructed area (336 m2 usable) on a 123 m2 plot, distributed over three habitable floors plus a basement. It currently features 4 bedrooms, with potential for further expansion, and a total of 4 bathrooms plus an additional guest toilet. Its layout allows for multiple investment strategies: rental by floors, multi-family use, co-living concept, or a hybrid residential/business model. One of the key advantages for investors is the ease of adapting the property. Each floor offers generous living spaces, abundant natural light, and fully installed kitchens, significantly reducing the initial investment required to bring the property into operation. There is also flexibility to reconfigure the layout in order to maximize the number of units or rooms, increasing overall yield. The top floor (attic), currently unfinished, represents a major value-add opportunity. With pre-installation for a kitchen and bathroom already in place, it can be developed into an independent

apartment with a spacious terrace offering open views over the surrounding area and the park located directly in front of the property—an attractive feature for both tenants and buyers. The basement, approximately 122 m2, includes a large garage with space for up to three vehicles, a storage room, and a toilet. This adds further income potential, whether through parking rental, storage use, or other functional purposes. Another important highlight is that the building has a pre-prepared shaft for the installation of an elevator—an uncommon and highly valuable feature that significantly enhances the property's appeal, especially if divided into separate units. A freight lift is currently in use. In terms of specifications, the property includes marble flooring, built-in wardrobes, double-glazed windows, air conditioning, individual electric underfloor heating, and an alarm system—features that support immediate marketability. Located directly opposite a park, the property benefits from permanently open views and excellent natural light, both highly desirable in the rental and resale markets. Strategically positioned, it is just 18 km from Málaga, 10 km from the beaches of Torremolinos, and 11 km from Málaga-Costa del Sol Airport, with easy access to major roads and all essential services nearby. Important: The property is sold as a single building without horizontal division, offering investors maximum flexibility for redevelopment and optimization. A high-potential asset ready to generate returns either immediately or after strategic enhancement in one of the most promising areas of the Málaga metropolitan region. Please note that our agency fees are already included in the sale price, so you will not have to pay any management or real estate advisory fees. In compliance with Decree 218/2005 of the Andalusian Regional Government of 11 October, we inform you that notary fees, land registry fees, property transfer tax (ITP) and other costs inherent to the sale are not included in the price. The information provided is for guidance only, is not binding and has no contractual value. The offer is subject to errors, price changes, availability and/or withdrawal from the market without prior notice. This information may have been modified but not yet incorporated. We recommend contacting the company to obtain the most up-to-date information and/or to confirm the details provided here.

Caractéristiques:

Climatisation, Parking