

Velez-Malaga

Cortijo/Finca

€1,225,000

Ref: X22094



3



2



1.73 hectares



934 m²



✓



✓



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€1,225,000 (£1,031,940)
Transfer tax 7%	€85,750 (£72,236)
Notary fees (approx)	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx)	€1,500 (£1,264)

Standard form of payment

Reservation deposit	€3,000 (£2,527)
Remainder of deposit to 10%	€119,500 (£100,667)
Final Payment of 90% on completion	€1,102,500 (£928,746)

* Prices quoted in Pounds are illustrative and should only be used as a guide.

* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

* Price valid until sold

* Conveyancing not included

* The DIA is available at our office according to the Decree 218/2005

Description

Profitable Mango, Avocado, Citrus & Passion Fruit Plantation in Vélez-Málaga, Andalusia – Your Perfect Investment Opportunity!

Located in the heart of the subtropical climate of Vélez-Málaga, this unique finca offers a flourishing plantation and an exceptional opportunity for guaranteed annual income. The property is just 5 minutes from Vélez-Málaga's historic centre, 15 minutes from Torre del Mar's stunning beaches, and only 40 minutes from Málaga city and its international airport.

Property Features:

- Fully Renovated Main House: Designed in a modern loft style, this high-quality home boasts a spacious, open-plan layout, with an inviting kitchen, dining area, and living room featuring a charming fireplace.
- Master Suite: Enjoy a luxurious en-suite bathroom with double sinks, a walk-in shower, and premium finishes.
- Second Room: Currently a laundry area with storage space, washing machine, tumble dryer, and a guest toilet.
- Climate Control: Air conditioning throughout and double-glazed windows ensure comfort year-round.
- Outdoor Living: A large terrace, under-construction outdoor kitchen, jacuzzi, and the option to add an above-ground pool make this home ideal for relaxation and entertaining.

Thriving Plantation with Guaranteed Returns:

- Mango Trees: 860 fully matured trees (Kent, Keitt, Irwin, and Osteen)
- Avocado Trees: 200 mature Hass trees and 150 young Hass trees
- Passion Fruit: 120 trees
- Citrus: 160 lemon trees
- The finca boasts cutting-edge machinery for harvesting and tree maintenance, including a state-of-the-art automatic irrigation system and new piping.

Water Supply & Sustainability:

- The property has its own water source with a 1 million-litre storage tank.
- Additionally, it benefits from a water contract guaranteeing 2-3 million litres annually for the next 15 years. A rainwater harvesting system further enhances the finca's sustainability.

Guest House for Extra Income:

- The completely renovated guest house includes a cozy living area with a fireplace, a small kitchen, a spacious bedroom with an en-suite bathroom, and can be rented out for additional income or used for guests and family.

Why This Finca Is The Perfect Investment:

- Low Maintenance & High Returns: With minimal labor and a guaranteed sale of crops, this finca provides a secure, long-term, and sustainable income.
- Prime Location: The property's close proximity to Málaga, Torre del Mar, and other key areas makes it highly desirable.
- Expansion Potential: With the spacious land and modern facilities, this finca has great potential for further development.

Schedule a Viewing Today! We would be delighted to arrange an appointment for you to view this extraordinary property, whether in person or via virtual tour. Don't miss out on this once-in-a-lifetime opportunity to invest in one of the most lucrative, low-risk ventures in Andalusia!