

# Velez-Malaga

## Cortijo/Finca

# €1,225,000

### Ref: X22161



3



2



1.75 hectares



1,034 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€1,225,000 (£1,061,830)
Transfer tax 7% .....	€85,750 (£74,328)
Notary fees (approx) .....	€750 (£650)
Land registry fees (approx) ...	€750 (£650)
Legal fees (approx) .....	€1,500 (£1,300)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,600)
Remainder of deposit to 10% .....	€119,500 (£103,583)
Final Payment of 90% on completion ....	€1,102,500 (£955,647)

\* 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

Mango, avocado, citrus, and passion fruit plantation in Vélez Málaga (Andalusia, Málaga, Spain) with guaranteed annual income. Vélez Málaga, with its subtropical climate, offers ideal conditions for cultivation on this plantation. The property is just a 5-minute drive from the historic city center, and only 15 minutes from the coastal town of Torre del Mar. The international Málaga airport and the city center of Málaga are also conveniently reachable within around 40 minutes. The fully renovated main house, designed in a loft style, stands out for its use of high-quality materials. It features an open kitchen equipped with all modern appliances, a spacious dining area, and a bright living room with a fireplace. The master bedroom has its own en-suite bathroom with double sinks, a toilet, and a spacious walk-in shower. A second room is currently used as a utility room, equipped with a guest toilet, storage space, a washing machine, and a dryer. The house is fitted with air conditioning in all rooms and high-standard double-glazed windows. The property also offers a large outdoor terrace, an outdoor kitchen (under construction), and a jacuzzi. Upon request, an above-ground pool can also be installed. The plantation itself consists of fully mature mango and avocado trees, complemented by citrus fruits and passion fruits, which are already being successfully sold on the market. An overview of the fruit inventory: 860 mango trees (Kent, Keitt, Irwin, and Osteen) 200 high-yield Hass avocado trees 150 young Hass avocado trees 120 passion fruit plants 160 lemon trees The plantation's equipment is technologically up to date. There is an automatic irrigation system with new pipes to all the trees, as well as modern machinery for harvesting and tree care. A private water source supplies the finca with a water tank of 1 million liters capacity. In addition, a long-term water contract guarantees 2-3 million liters of water per year for the next 15 years. A rainwater collection system supplements the water supply. A fully renovated guest house is also part of the property. It features a small kitchen, a cozy living and dining area with a fireplace, and a spacious bedroom with an en-suite bathroom, equipped with a toilet, sink, and shower. This guest house offers the possibility of generating additional income or serving as accommodation for guests and family. This finca and plantation is a perfect investment for those seeking long-term, stable income with minimal effort. Feel free to contact us to schedule a viewing of this unique opportunity, also available via video call. We are pleased to be able to present this dream property to you soon, either personally or via virtual viewing. Because this world is unique - just like our Axarquía. In Andalusia. On the Costa del Sol. Here, on the sunny side of life...

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible