

## PORTFOLIO OF NINE INLAND SPANISH PROPERTIES

HELD BY A SPANISH COMPANY.  
ALL WITH POTENTIAL FOR FURTHER  
DEVELOPMENT TO REALISE SUBSTANTIAL  
FUTURE PROFITS.

THE COMPANY WITH ALL ASSETS IS FOR  
SALE, SAVING ON TRANSFER TAX (8% to 10%)  
AND OTHER ATTENDANT TRANSFER COSTS.



### (1) SMALL LUXURY HOTEL IN RIVERSIDE VILLAGE IN THE MOUNTAINS OF ANDALUCIA AND BRAND NEW SEPARATE BAR/ RESTAURANT WITH POTENTIALLY LARGE CAPACITY

Newly rebuilt from old village house and cottage in the courtyard. New drainage system, water supply, electricity supply, telephone and gas system, new hot water boilers. Emergency water storage and new water purification system . Totally rebuilt. Terracotta rustic tiled floors, pretty rustic marble bathrooms, spiral staircase (with granite steps and wood surrounds) leading to atrium and sun-terrace overlooking the village. Wooden

Spanish shutters and many balconies and terraces. All air-conditioned (with heating) and some units with additional colonial fans.

Presently arranged as small luxury Hotel with seven ensuite units (14 to 22 guests) with downstairs owners' accommodation near reception. Separate bar/restaurant with its own entrance (with seating capacity of 28) connected to main building by large tiled Andalucian patio/courtyard with fountain and planters for trees and flowering shrubs. Patio /courtyard allows al fresco dining with potential seating capacity 80 persons. Working stone well a feature of the Bar/Restaurant. Fully equipped commercial stainless steel kitchen. Store room and two separate washrooms in courtyard for restaurant guests. Air-conditioned dining room in main building (seating capacity of 24).

#### **Principal Building**

- Ground floor (reception, hall, owners' accommodation and restaurant dining)
- First floor (four ensuite double rooms)
- Second floor (two large units with private terraces)
- Third floor (sun-terrace/cocktail terrace)
- Total: 454 m2

#### **Separate building across patio/courtyard all walled**

- Bar/restaurant 57. 06 m2
- Large Unit 47. 86 m2
- Total 104. 92 m2
- Patio 102.50 m2

**Valued at 1.55 million euros (Marbella auctioneer valued it at 2.7 million euros)**



### (2) RIVERSIDE COTTAGE IN THE MOUNTAINS OF ANDALUCIA....SIERRA DE RONDA .. less than one hour from the Costa del Sol and 40 minutes from Ronda. The local village and the hotel above are ten minutes drive on a good surfaced recently improved road.

Pretty little three bedroomed ( two bathrooms) riverside cottage with fishing from the banks of the garden. Kingfishers and herons....private piece of heaven in beautiful countryside. Pebble beach surrounded by eucalyptus trees shading the river. The Andalucian style cottage has a stone patio courtyard with pond, a large terracotta tiled terrace upstairs off the main bedroom, swimming pool (10m x 4m) surrounded by a beautiful stone and garden terrace. Mains electricity, all new installation and an abundant and inexpensive water supply for the orchard and garden. Mountain spring water as well as canal water with a newly installed irrigation system.

\* Land has an area of 4,644 m2 with lawns and fruit trees (plums, nectarines, oranges, figs, peaches, apples, pears) all fenced and large wooden gates leading to parking space of 320 m2.

\* The cottage has 102.6 m2 on the ground floor and 56.4 m2 on the floor above. Open wood-burning fireplace and under-floor heating downstairs.

\* Air-conditioning (with heating) upstairs.

**Valued at 495,000 euros**

**(3) There are two adjacent plots to the Riverside Cottage (above).** They are both ancient olive groves with lovely views of the valley and surrounding hills.....very peaceful setting. Presently used for grazing.

- (i) 2,912m2 valued at 65,000 euros**
- (ii) 4,345.16m2 valued at 85,000 euros**



**(4) FINCA LOS OLIVOS** - exceptional location within the boundaries of one of the white mountain villages less than half an hour from Ronda. Panoramic views of a lovely open valley and the unspoiled mountain ranges of Ronda, looking towards Gaucin. The backdrop to this incredibly situated property is the imposing mountain range known as the Sierra Blanquilla in the beautiful Sierra de Grazalema nature park, declared a Biosphere Reserve by UNESCO.

The finca has a three bedroomed (two bathrooms) house with a build area of 100 m2 surrounded by local stone patios and terraces looking out on the panoramic views of the valley and mountains. Large open fireplace for woodburning logs which are in abundant supply. Small swimming pool set in stone terraces and newly constructed barbecue and solar battery house. New solar system of electricity with back-up from diesel generator. Sweet mountain spring water in a well and bore water from the bore, all pumped up to the house water deposit by switching on electric pumps at the house, the well or the bore. All electricity cables underground.

Many fruit trees (oranges, lemons, figs, almonds, pears, grapes, apricots and cherries) near the house. Over 300 olive trees, some planted within the last ten years and some over 100 years' old. Good grazing for horses. This is a working olive grove which produces very good oil each December.

The land is 35,000 m2 (10,000m2 = 1 hectare) fenced and accessed from a tarmac road close to the village

**Valued at 495,000 euros**

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**(5) Finca Paraje de Los Vasquez** - unreformed farmhouse with separate stone outbuilding on 12,512 m2 of land with ancient olive trees, grapes, almonds, apples and figs and many other well established fruit and nut trees. Land abuts onto the river and is in a beautiful valley with views to the mountains around. Abundant water and rich soil. Spring water from the bore as well as irrigation canal for the orchard. Mains electricity to the farmhouse and bore has recently been connected.

Plans have been drawn up for the restoration work and permission has been given orally by the Town Hall Engineer to reform the house and extend it to make two bedrooms, two bathrooms and one very large downstairs living area with kitchen and shower room, patios and terraces. The separate stone building can be reformed to a one bedroomed cottage for staff or guests. In the area of land remaining it has also been agreed at preliminary meetings that it would be possible to build three further houses, for rural tourism, each on 3,000 m2 land to be serviced by an internal private road abutting the boundary fence.

Drawings available and assistance can be provided with Town Hall licences and builders and architects' quotes.

**Valued at 450,000 euros**

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**(6) Finca los Palmitos** - land in the mountains facing Gaucin, with old stone farmhouse, outbuildings and several ruins. Spring water from a bore. Electricity nearby. This has enormous potential with the land measuring 430,286 m2 (10,000 m2 = 1 hectare). Can be subdivided or used as a private health retreat in the mountains. Large entrance gates and fenced.

This property is in one of Spain's most sought-after hunting areas with deer and the highly prized Spanish ibex (mountain goat) frequently seen, along with many other species.

**Valued at 4.3 million euros**

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**(7) Two urban building plots in village** - two adjoining large plots of land in riverside village with a very peaceful riverside aspect and views to the surrounding mountains. At a preliminary meeting, it was agreed that it would be possible to build nine to twelve apartments (three floors) with swimming pool in gardens beside the river.  
Size: 928.89m<sup>2</sup> + 771.38 m<sup>2</sup> = 1,700.27m<sup>2</sup>.

Assistance can be provided with Town Hall licences and builders and architects quotes.

**Valued at 750,000 euros**

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**(8) Large village house on four floors** with an additional top terrace giving outstanding views over the valley. Presently arranged as:

- (i) first floor one self-contained flat of one bedroom;
- (ii) second and third floor one larger self-contained flat with one bedroom and barbecue area on top terrace.

Both flats have separate entrances. Both need renovation.

At the ground level, there is an interesting space with a beautiful wooden door.

**Valued at 325,000 euros**

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**(9) Also in the same village and close to (8)** is a totally unreformed one floor urban building with large area presently used for storage of boats, sporting equipment, etc. Can be totally rebuilt as a large two/three floor village house with beautiful views out over the valley and mountains.

**Valued at 180,000 euros**

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**Total portfolio was earlier valued at 8.7 million euros. Present day valuation would need to be discussed with the company representative.**

To view photos of the three properties (1)(2)(4) already restored and photos of the area generally, please visit [www.mundito.net](http://www.mundito.net).

Telephone Miriam (company representative) to discuss further and arrange viewing 00 34 66 790 7663 or email [andaluprops@yahoo.com](mailto:andaluprops@yahoo.com).