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## Land

Ronda



Rooms: 0

Bathrooms: 0

M<sup>2</sup>: 0

Price: 17,500,000 €

Status: Sale

Property Type: Land

Reference: R2350052

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Overview: Situated at a 5 minutes drive from the ancestral city of Ronda, in the beautiful surroundings of the Serranía de Ronda, in the heart of Andalucía. Ronda has the perfect infrastructure, as it is accessible by car on good roads, and public transport by bus and train connections. To reach world famous Marbella's Puerto Banús, and the Costa del Sol beaches you only need 40 minutes. There are stunning views from the property of surrounding villages and the countryside. The property has enormous possibilities for development. The possibilities include luxury villa's, Hotel, Bungalows, studios, commercial centre, sports centre, petrol station, camping [...]. There is a tremendous demand in the área for this kind of development so resale of the units will be possible. The seller of the property is looking for investor(s) to purchase the fully legal Spanish Ltd, owner of the property. The estate falls into parts of Ronda, Júzcar, Cartajima and Alpendeire. Description of the Estate. The total área of the estate is 1,000 Hectares, (GPS measuring 2002). Of that, 218.000 m<sup>2</sup> can be constructed. The property is divided into two unequal parts by the Ronda-Algeciras (Gibraltar). The surface is mountainous, with max and min heights between 1.450 and 800 mts above sea level, with some incredible views of the towns in the surrounding área, and even the Strait of Gibraltar from the very top. The slopes have century old evergreen oaks scattered across them. The total estate holds 7 Km of gravel roads which, cross the farm, with 5 entries to the Algeciras road

(4 accesible by car), each one with its gates. A small stream is born in this property, and is water holding throughout the year, being fed by over 20 natural springs. The farm has about 10 Has of flat land with young olive trees, very indicated for a luxurious camping site. Description of the existing constructions. There is an electric remote controlled gate with bell system. The main entrance road is completely tarmacked, and is about 700m long. There is an industrial barn with 1,105m<sup>2</sup> constructed and an exterior concreted surface of 1,500m<sup>2</sup>. Water and 230/400-3 phase voltage electricity are available, as a small kitchen used by employees. There are four buildings in total on the main constructed área. The farmhouse, which is partially renovated, has storage, and 10 stables. There is a garage for at least 4 cars. All with water and electric power. The main house, which in fact are two separate semi detached houses: has a total constructed area of 440m<sup>2</sup> with central heating, satellite TV, fully equipped kitchens, sauna, bathrooms and bedrooms. Around the main house there is great terrace, with a solar heated swimming pool. In addition to this there is a guesthouse by the pool. Others. There is an 80m<sup>3</sup> water reservoir and submerged water pump in 80 m deep well with plenty of drinkable water. It is possible to irrigate the 10 Has. Of flat land with the instalation of water points. High tensión electric with a 100 KVA transformer of Sevillana Endesa on the property. At 2km from the main house there is another farmhouse in ruins, 150 m<sup>2</sup>, which can be reconstructed. This farmhouse also has its own water and access. No electric power there, but this can be transported over the property itself. Further Possibilities. These are really enormous for the investor with a good long-term view. A Tourist Complex can be constructed or there can be invested in the property in a more moderate way. The Tourist Complex could be constructed partially using Time Share or selling in a Leaseback construction. • The construction of a Hotel and Bungalows is possible up to 218.000 m<sup>2</sup> on one part of the estate. • Rural Tourism, in the already partially reconstructed old farm house "Cortijo", with its horse stables • The owners of the Ltd have managed to get approval of the Town Hall of Ronda to construct a Tourist Complex, as the tourist sector is demanding this. This would be consisting in the total of 218.000 m<sup>2</sup>. • Forest exploitation • Hunting(Rabbits, partridges, deer, mountain goats...) • Agricultural exploitation (Olive growth and wine yard) • Possibility of transforming the flat land into a Luxury Camping (Aproximately 10 Has.)

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Features:

Pool, Air conditioning, None, None, None, Parking, None, None