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VIOLETT REALTY
EXCEPTIONAL PROPERTIES

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# Вилла в Ardales

## Референция: R5103706

Спальни: 5 | Ванные: 5 | M²: 630 | Цена: 6 000 000 €

Статус: Продажа | Тип недвижимости: Вилла | Места: по запросу | День печати : 31st Октябрь 2026

Описание:Set on a vast 270,000 m² estate near Ardales and the popular Caminito del Rey, this stunning cortijo blends recent renovations with preserved traditional features—thick stone walls, wooden beams, and classic doors—offering comfort without compromising charm. The main house features four spacious bedrooms, each with its own en-suite bathroom, alongside a self-contained guest apartment with private entrance, bedroom, living area, kitchen, and bathroom, linked internally to the main dwelling for flexibility. A major highlight is the large, high-ceilinged garage, currently used as an event hall—ideal for yoga retreats, workshops, weddings, or exhibitions. The expansive grounds invite further development, such as glamping sites, camping areas, or additional guest units. Investment & ROI Potential: Thanks to the established event business—charging around €5,000 plus VAT per wedding and €750 per night for rentals—the cortijo already delivers strong annual returns. Agricultural production adds another layer: with 252 ha of CAP entitlements worth approximately €66,000 per campaign, plus average yields of 2,000 kg/ha (some years reaching 3,500 kg), there's solid recurring income. Additionally, Spanish farmland often generates cash yields between 7–12% annually, especially when combining events, holiday rentals, and farming operations . Outside you'll find a swimming pool, and the well-equipped property includes its own well and hydraulic pump for self-sufficient water supply and solar panels for electricity supply. While pockets of greenery are present, the vistas remain open and unrestricted, providing serenity and privacy. Just minutes from Ardales for daily needs, and under an hour from Málaga and its airport, this recently renovated cortijo offers the perfect setting—whether as a private retreat, tourist venture, or a distinctive event venue—with authenticity, space, and modern amenities. Contact us today please to schedule a viewing or request more information!

Особенности:

Бассейн, Вид на горы, Частный сад, Парковочные места