



## Excellent Plot of land for sale in Villa Franco Malaga Spain



### Ügynök információ

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Specialties:	
Property Type:	Apartments
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Languages:	English
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 152,553.45

### Elhelyezkedés

Ország:	Spain
Állam/Régió/Tartomány:	Andalusia
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Leírás:

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Villa Franco

Malaga

Spain

Prime Development Opportunity: 6,000m2 Elevated Plot in Villafranco del Guadalhorce, Málaga

For the visionary developer or the individual dreaming of a custom-built Mediterranean sanctuary, this 6,000m2 plot of land with a BUILD PERMIT of 325M2 in Villafranco del Guadalhorce (Villafranco), Málaga, represents one of the most compelling real estate opportunities currently available in the Guadalhorce Valley. Nestled in the heart of Andalusia's 'Orchard,' this expansive parcel of land combines the tranquility of rural Spanish living with the logistical convenience of being just a short drive from the cosmopolitan buzz of Málaga city and the sun-drenched Costa del Sol.



## A Blank Canvas with Significant Build Potential – BUILD PERMIT 325M2

The defining feature of this property is its generous size and favorable planning status. Spanning a vast 6,000 square meters, the plot offers an abundance of space for landscaping, private olive or citrus groves, and extensive outdoor amenities such as a swimming pool, tennis courts, or equestrian facilities.

Crucially, the land comes with a build permit for a 325m2 footprint. Due to the topography and local building regulations, this allows for the exciting possibility of a two-level construction. By utilizing both levels, a savvy owner could potentially realize a staggering 650m2 of total living space. This scale is ideal for a palatial family villa, a boutique rural retreat, or a luxury 'Casa Rural' project. The property already features an existing part-built with perimeter walls, providing a substantial head start on the construction process and clearly defining the boundaries of your future estate.

## Strategic Location and Easy Navigation

The plot is situated in a highly desirable pocket of the Málaga countryside, balancing seclusion with accessibility. For those wishing to scout the location remotely, the land can be easily identified via digital mapping. By searching for 'Colmenilla Casa Rural Malaga' on Google Maps and following the track road adjacent to that landmark, the plot—with its distinctive part-built structure and walled perimeter—becomes clearly visible.

This specific area is renowned for its panoramic views of the surrounding valley and the distant mountain ranges. The 'Colmenilla' vicinity is a favored spot for those seeking the authentic Andalusian lifestyle, characterized by rolling hills, clean air, and a community of both locals and international residents who value privacy and nature.

## The Best of Both Worlds: Rural Peace and Urban Access

Villafranco del Guadalhorce serves as the perfect gateway to the best of Southern Spain. While the land itself offers a peaceful escape from the noise of the coast, it remains exceptionally well-connected:

- \* Málaga City: A 25-minute drive brings you to the historic center, famous for its Calle Larios shopping, the Picasso Museum, and a world-class culinary scene.
- \* The Coast: The beaches of Torremolinos and Benalmádena are within a 30-minute radius.
- \* Local Amenities: The nearby vibrant towns of Coín and Alhaurín el Grande provide all necessary services, including international schools, modern supermarkets, and traditional tapas bars.

For travel and logistics, the nearest airport is Málaga-Costa del Sol Airport (AGP), located approximately 24 kilometers away. The journey to the terminal is straightforward and takes less than 30 minutes, making this an ideal location for international owners who require easy access to frequent global flight connections.

## About the Area



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Located in the heart of the fertile Guadalhorce Valley, Villafranco del Guadalhorce (recently renamed Villa del Guadalhorce) is a charming and tranquil village in the province of Málaga. Historically established as a 'colonization village' in the mid-20th century to support agricultural workers in the region, it has evolved into a peaceful residential haven. Its layout is characterized by traditional whitewashed houses and quiet streets, offering a 'real Spain' atmosphere that feels worlds away from the bustling tourist hubs of the nearby coast.

The village is often referred to as being part of the 'Orchard of Málaga' due to the incredible fertility of the surrounding land. The landscape is dominated by lush citrus groves, olive trees, and vegetable gardens, providing a vibrant green backdrop throughout the year. For those who enjoy the outdoors, the area is a gateway to the Sierra de Mijas and the Guadalhorce River, where hiking, cycling, and bird watching are popular pastimes among the rolling hills and riverbanks.

Despite its rural serenity, Villafranco is exceptionally well-positioned for exploring the cultural riches of Andalusia. It sits just a short drive from the larger towns of Alhaurín el Grande and Coín, which offer a wide array of supermarkets, tapas bars, and local markets. Furthermore, the glamorous beaches of the Costa del Sol and the historic city center of Málaga are reachable in under 30 minutes, making it an ideal base for those who want to balance country living with coastal excursions.

For air travel, the nearest airport is Málaga-Costa del Sol Airport (AGP), located approximately 24 kilometers (15 miles) to the east. The drive typically takes less than 30 minutes via the A-357 and A-7059 highways, providing residents and visitors with easy access to a massive network of international flights. This proximity makes the village a highly convenient location for international homeowners and holidaymakers seeking a quick transition from the terminal to the countryside.

## Main Features

- \* 6000 m2 of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

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## Gyakori

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## Contact information

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