



**Property type :** Country house

**Swimming pool :** No

**House area :** 772 m<sup>2</sup>

**Location :** Manilva

**Plot area :** 10000 m<sup>2</sup>

**Bedrooms :** 6

**Bathrooms :** 7

Located in the picturesque municipality of Manilva, Cortijo is an exceptional real estate opportunity set on a 10.000m<sup>2</sup> (1-hectare) plot.

Its prime location offers breathtaking sea views from every corner of the property, making it perfect for both private residential living and commercial ventures.

#### Unique Project Opportunities

1. Private Residence: Transform Cortijo into a luxurious private estate with expansive grounds, providing ultimate privacy, a connection to nature, and panoramic views.

Commercial Project: Cortijo offers multiple exciting business opportunities for investors:

2. Residential Complex: There is potential to build up to 9 luxury homes with a total built area of 3,106.74 m<sup>2</sup>, ideal for creating high-end residences in a stunning location.

3. Hotel or Aparthotel: Develop a hospitality complex that combines hotel rooms with residential units (up to 9 homes) within the same buildable area. Plus, there's an option to expand by 20% according to local regulations.

4. Hotel Complex Expansion: By modifying the urban planning, the total buildable area can be increased to 6,213.48 m<sup>2</sup>, with potential further expansion up to 7,456.17 m<sup>2</sup>, offering even greater development possibilities.



