



# Detached Villa for sale in Sotogrande, Sotogrande

2,250,000 €

Reference: R5195161 Bedrooms: 1 Bathrooms: 1 Build Size: 100m<sup>2</sup>





## Costa de la Luz, Sotogrande

\*\*\*AVOCADO Plantation\*\*\* Income generating \*\*\*\* Great return on investment!\*\*\*

\*\*\*10 minute drive to Sotogrande\*\*\* Inside National Park\*\*\* Surrounded by breathtaking views of nature and the surrounding mountains\*\*\*

\*\*\*Finca that is in full production providing one of the most in demand health super foods on the market ... the Avocado!\*\*\*

\*\*\*A genuine opportunity for the following reasons:\*\*\*

\*\*\*This finca is ecological\*\*\* All fruits are destined to health conscious northern Europeans that are consumers with higher disposable incomes that are willing to pay a premium\*\*\*

\*\*\*The profitability of this finca is superior to most other investments and accounts are available to verified qualified clients after an inspection visit\*\*\*

\*\*\*The finca has a small basic house of 100 m<sup>2</sup> plus a warehouse of 160 m<sup>2</sup>. In the event that a Buyer were to live on the finca then it would be possible to build an additional larger villa of up to 200 metres\*\*\*

\*\*\*The current owner has experienced workers that could stay on to continue the day-to-day operations of the finca\*\*\*

\*\*\*Access to the finca is via a paved road and the entire perimeter is fenced in. The finca is surrounded by the national park, cork trees and local wildlife\*\*\*

\*\*\*On a side note, the nights on this finca are truly magical\*\*\*As it's in a national park there is no light pollution so you can gaze at the stars with amazing clarity!\*\*\*

NOTE: The property, buildings, water access rights and permits are 100% in legal order.

Here are more details:

- 1.) Total area 132,860 m<sup>2</sup>.
- 2.) 90,000 m<sup>2</sup> of avocados (6x2).
- 3.) 43,000 m<sup>2</sup> of pasture/cork oak forest.
- 4.) Average production 120-150,000 kg.
- 5.) Trees planted 6,700.
- 6.) 160 m<sup>2</sup> warehouse.
- 7.) 100 m<sup>2</sup> house.
- 8.) 750 m<sup>2</sup> irrigation tank.
- 9.) Automated irrigation system.
- 10.) Micro-irrigation (overhead and drip).
- 11.) Fully fenced perimeter.
- 12.) Trees are 7-8 years old.





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## Features:

### Features

Covered Terrace

### Furniture

Fully Furnished

### Utilities

Photovoltaic solar panels

Solar water heating

### Views

Mountain

Country

Forest

### Kitchen

Fully Fitted

### Category

Investment

### Condition

Good

### Parking

Private