SOTOGRANDE

| sypialnie | ■azienki | zbudowany m² |
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| 1 | 1 | 100 |

## VILLA W 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 m2 plus a warehouse of 160 m2. 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 m². 2.) 90,000 m² of avocados (6x2). 3.) 43,000 m² of pasture/cork oak forest. 4.) Average production 120-150,000 kg. 5.) Trees planted 6,700. 6.) 160 m² warehouse. 7.) 100 m² house. 8.) 750 m² irrigation tank. 9.) Automated irrigation system. 10.) Micro-irrigation (overhead and drip). 11.) Fully fenced perimeter. 12.) Trees are 7-8 years old.

| spo■eczno■■ | ■mieci | ibi | cena |
|---|---|---|---|
| --- | --- | --- | 2 250 000 € |