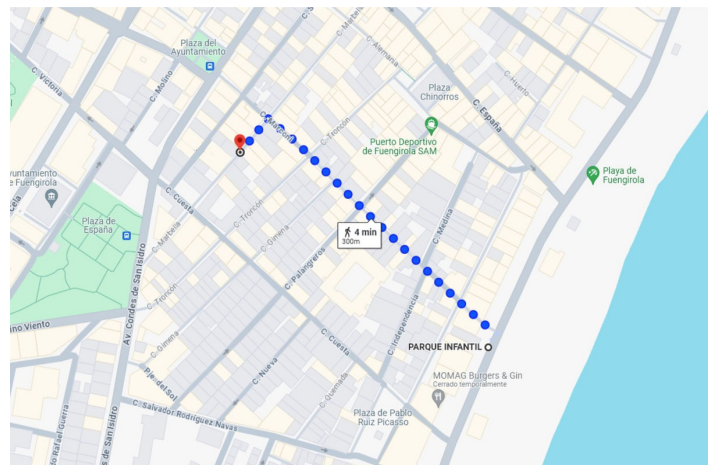


Residential Plot for sale in Fuengirola, Fuengirola

990,000 €

Reference: R4669465 Plot Size: 235m<sup>2</sup>



## Costa del Sol, Fuengirola

EXCLUSIVE SALE OF URBAN PLOT in the centre of Fuengirola, frontage to two streets. Surface area of 235m<sup>2</sup> with 23 metres depth.

RETURN ON INVESTMENT 37.43%

Economic study carried out by our team of architects.

### URBAN LAND

Plot classified in PGOU as urban land, type NT Núcleo Tradicional.

It is allowed to build ground floor, + 2 floors, + attic floor (under roof), resulting in a total of 4 floors high.

### TWO FACADES

The plot has two opposite facades, one facing the central Marbella street, which links the Plaza de España (Town Hall) to the Plaza de la Constitución (Church). The other façade has road access. This condition allows a better distribution of the building's spaces with a greater number of exterior openings, a better entry of natural light and cross ventilation, contributing to create higher quality housing.

### EXCEPTIONAL LOCATION

The privileged location of this plot allows you to move in a few minutes to all the points of interest of Fuengirola, without the need of a vehicle. Being in the heart of the town, you will have everything you need at your fingertips, including access to train and bus stations. The beaches are very close by. You can walk to the beach and enjoy the sea in a matter of minutes.

### WALKING DISTANCES

Plaza de España. Town Hall: 160m (2 minutes)  
Constitution Square. Church: 210m (3 minutes)  
Fuengirola Promenade/Beach: 300m (4 minutes)  
Suburban train/ Renfe: 600m (8 minutes)  
Central market: 700m (9 minutes)  
Sports harbour: 750m (10 minutes)

### PERMITTED USES and SURFACES

Residential use is permitted, with a maximum buildable area of 770 m<sup>2</sup> and an estimated 12 dwellings (2 bedrooms). Hotel use is also permitted, with a maximum buildable area of 900 m<sup>2</sup>.

There is also the possibility of building commercial premises on the ground floor and car parks below ground level.

REQUEST A VISIT to see this property and get a COMPLETE REPORT FREE OF CHARGE.

### ABOUT FUENGIROLA

Located halfway between Malaga and Marbella, this is a unique enclave on the Costa del Sol, known for its warm and sunny climate, eight kilometres of beach and a wide range of leisure and activities all year round. One of the jewels of the Malaga coast.

The promenade is one of its main tourist attractions, with fantastic views of the Mediterranean Sea, where you can find numerous cafes, bars, shops and restaurants.

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(\*) Real estate fees included in the sale price. Not included expenses inherent to the purchase such as ITP, AJD, notary, registry, etc.

**Features:**

**Orientation**

South East

North East

**Setting**

Close To Sea

Close To Shops

Town

Port

**Category**

Investment

**Climate Control**

Air Conditioning

**Condition**

New Construction

**Views**

Street

**Pool**

Room for Pool