## Sales - Plot - Fuengirola

# 328.000€



**Ref.-ID: MIBGR5363815** **Fuengirola** **Plot**

**63 m2**

Investment Opportunity in Fuengirola – Plot with Project for Commercial Unit and 4 Apartments Excellent investment opportunity located in Fuengirola, within a consolidated urban area just a few minutes from the town centre, shops, restaurants, and all essential services. The property currently consists of an existing house to be demolished, allowing for the development of a new residential building. The plot has an approximate cadastral surface of 59 m² (Cadastral Reference: 4746131UF5444N0001QM), although the actual land area is 63 m², and it currently includes a construction originally built in 1955. All information has already been verified and confirmed by the technical department of Fuengirola Town Hall. The property is offered with a basic architectural project already prepared and officially approved by the Málaga College of Architects, designed for the development of a building with one commercial unit and four studio apartments, distributed as follows: Ground floor: commercial premises of approximately 27 m² First to fourth floor: 4 studio apartments, one per floor Staircase and installations area Roof terrace Each residential floor is designed with approximately 40.1 m² per studio, with an estimated built area of around 63 m² per floor, while the ground floor has approximately 61 m² built area, according to the architectural plans. The project is currently pending the building license, which provides the buyer with flexibility to adapt the project or proceed with the development according to their investment strategy. Ideal for: Real estate developers Buy-to-let investors Tourist rental or long-term rental projects Development of a small residential building in a central location Thanks to its development potential in height and its central location, this asset offers strong profitability potential, whether through the individual sale of the units or through rental exploitation.

**Setting**

- ✔ Town
- ✔ Commercial Area
- ✔ Beachside
- ✔ Port
- ✔ Close To Port
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Marina
- ✔ Close To Marina

**Orientation**

- ✔ South West Orientation