Sales - Plot - Fuengirola

900.000€

Ref.-ID: MIBGR5388757 **Fuengirola** **Plot**

600 m2 **1000 m2**

The last buildable plot in Urbanización El Castillo, with full planning already in place. One of the very last undeveloped plots in Urbanización El Castillo, one of Fuengirola's most established and sought after residential pockets. It sits on a quiet street surrounded by well built villas with private pools and mature gardens, and it is the only piece of undeveloped land left in its block, which is what makes the opportunity genuinely rare. What sets this plot apart is that the hard work is already done. The land is classified as Suelo Urbano Consolidado under the UAS ordinance (Unifamiliar Aislada, BOJA núm. 77/2011), and the PGOU Innovation process for the block (Expte. EA/MA/02/25) is complete. Every required report from the Junta de Andalucía has been issued with a favourable outcome: Health Impact Screening (October 2024), Air Quality and Acoustic Assessment (July 2025), Waste and Soil Quality Report (November 2025) and Strategic Environmental Assessment (January 2026). In practice a buyer takes on none of the usual planning risk. The architect can move straight to the Estudio de Detalle. The plot covers approximately 1,000 m² of urban land with a buildable area of approximately 600 m² (0.60 m²/m²), allowing up to four detached family villas, each with private pool, garden and two parking spaces. Maximum height is B+1: basement, ground floor and one upper floor, up to 7 metres. That flexibility opens three clear routes. A boutique four villa development built out to the full UAS allowance. A single architect designed family villa with generous private grounds. Or an acquisition where the Estudio de Detalle is drafted after purchase and the land is exited to a developer or end user with the entitlements crystallised. The location is exceptional. El Castillo sits on the elevated southern edge of Fuengirola, directly above the 10th century Castillo Sohail. It is roughly 200 metres to the castle and 400 metres to the beach, with Málaga Costa del Sol Airport around 25 minutes away by motorway and year round direct flights to more than sixty European cities. Key details: Approximately 1,000 m² urban land Classification: Suelo Urbano Consolidado Ordinance: UAS, Unifamiliar Aislada Buildable area approximately 600 m² (0.60 m²/m²) Up to four detached villas Maximum height B+1, 7.00 m Planning reports complete and favourable

Setting
- ✔ Town
- ✔ Suburban
- ✔ Commercial Area
- ✔ Port
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Marina
- ✔ Close To Marina
- ✔ Urbanisation

Orientation
- ✔ South

Category
- ✔ Investment
- ✔ Luxury
- ✔ With Planning Permission