MIBGROUP.ES

Sales - House - Fuengirola

945.000€

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Ref.-ID: MIBGR5476897 **Fuengirola** **House**

3 **2** **228 m2** **1200 m2**

Detached Villa with Private Pool and 1,200 m² Plot in Torreblanca, Fuengirola Space, privacy and an exceptional plot in one of Fuengirola’s established residential areas. We present this detached villa located on Calle Verderón, Torreblanca. A property that stands out for its generous 1,200 m² private plot, attractive outdoor areas and excellent potential for personalisation. The villa offers 3 bedrooms and 2 bathrooms, along with a living room, kitchen and comfortable spaces designed for family living. The outdoor area is one of the property's main highlights, featuring a spacious garden, private swimming pool, barbecue area and plenty of room to create different spaces for relaxation and entertainment. A Villa to Enjoy and Make Your Own The generous plot provides privacy, tranquillity and the opportunity to make the most of the Costa del Sol's wonderful climate. Whether as a permanent residence or a holiday home, this property offers an excellent opportunity to enjoy Mediterranean living. An Attractive Opportunity for Investors Beyond its residential appeal, the size of the plot presents interesting possibilities worth exploring from an urban planning perspective. The potential subdivision of the land or development of additional properties would be subject to local planning regulations, technical feasibility studies and the relevant administrative approvals. This makes the property particularly attractive to investors and developers looking for opportunities in Fuengirola. Key Features: Approximately 1,200 m² private plot. Detached villa with 3 bedrooms and 2 bathrooms. Private swimming pool and garden. Barbecue area and terrace. Garage included. Air conditioning. Established residential location in Torreblanca, Fuengirola. A property offering space to enjoy today and exciting possibilities for the future. Transparency and Breakdown of Costs Clause (Law 10/2025) SALE PRICE: €945,000 + PURCHASE COSTS The advertised price does not include taxes or purchase-related expenses. Property Transfer Tax (ITP) in Andalusia: Generally 7%, although this may vary depending on the buyer’s circumstances or the property itself. The tax is calculated on the higher of the cadastral reference value or the purchase price. Notary and Land Registry Fees: In accordance with official statutory fee schedules. Administrative Processing Fees (Gestoría): Approximately €250 (VAT included). Selling Agency Fees: Included in the advertised sale price.

Setting
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina

Orientation
- ✔ South Facing
- ✔ South West Orientation

Condition
- ✔ Good Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Beach Views
- ✔ Panoramic Views
- ✔ Garden Views

Features
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Games Room
- ✔ Barbeque
- ✔ Basement

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Entry Phone

Parking
- ✔ Garage
- ✔ Multiple Parking Spaces

Category
- ✔ Distressed
- ✔ Investment


















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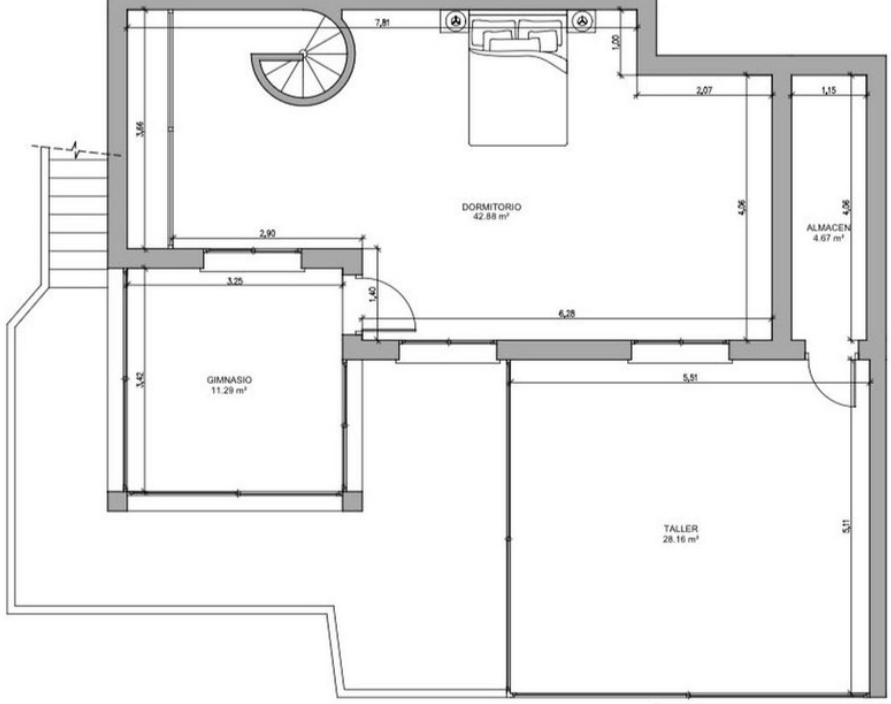


SUPERFICIES CONSTRUIDAS	
PLANTA BAJA	125,74 m2
PLANTA SEMISOTANO	103,11 m2
SUPERFICIE TOTAL	228,85 m2

INGENIERA MARCO AYALA

PLANOS DE VIVIENDA UNIFAMILIAR AISLADA, SITA EN:
CALLE EL VERDERÓN 25, 29640, FUENGIROLA, (MÁLAGA)

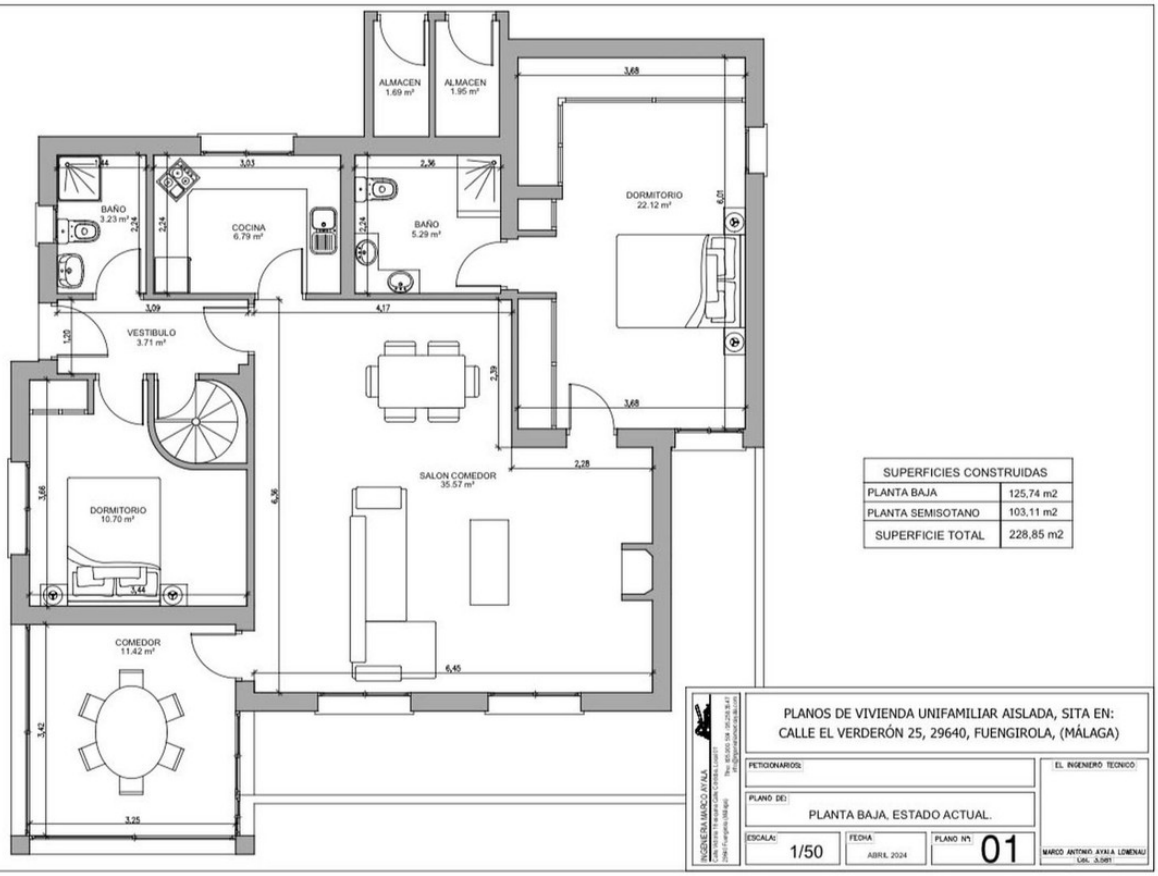
PETICIONARIOS:

EL INGENIERO TECNICO

PLANO DE:
PLANTA SEMISOTANO. ESTADO ACTUAL.

ESCALA: 1/50 | FECHA: ABRIL 2024 | PLANO Nº: 02

MARCO ANTONIO AYALA LOMENAU
Col. 3.581



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PETICIONARIOS:

EL INGENIERO TECNICO

PLANO DE:
PLANTA BAJA. ESTADO ACTUAL.

ESCALA: 1/50 | FECHA: ABRIL 2024 | PLANO Nº: 01

MARCO ANTONIO AYALA LOMENAU
Col. 3.581