Sales - Plot - Fuengirola

398.000€

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Ref.-ID: MIBGR5484469 **Fuengirola** **Plot**

120 m2

Excellent investment opportunity in the heart of Fuengirola. A plot of approximately 120 m^2 with an existing house, the structure of which is of little interest for preservation, offering the possibility of developing a new residential project. Due to its characteristics and location, the property is particularly attractive to developers and investors looking to build a small residential building in the center of Fuengirola, one of the most sought-after areas on the Costa del Sol. According to available urban planning information and subject to the corresponding municipal verification and certification, the plot would be classified under the VP-1 (Popular Housing) zoning ordinance, a typology that allows for high occupancy on small plots. The urban development plan could include, subject to confirmation through a detailed study of the plot, a building with a ground floor plus two upper floors and an attic/penthouse, always subject to the building regulations, height restrictions, courtyards, alignments, and other parameters established by the Fuengirola General Urban Development Plan (PGOU). The plot measures approximately 120 m^2, with an existing building of 139 m^2, and approximate dimensions of 6 m frontage by 20 m depth. This is an opportunity especially for investors and developers seeking a plot with new construction potential in a central and well-established location in Fuengirola. Important information: The price indicated does not include taxes or expenses. A 7% Property Transfer Tax (ITP) will be applied, in addition to notary fees (approx. 0.3%–0.5%) and Land Registry fees (approx. 0.1%–0.3%) on the sale price. The amounts indicated are for informational purposes only and may vary depending on the specific case. For this property, the approximate costs will be: Property Transfer Tax (ITP): □20,230 Notary fees: Between □867 (0.3%) and □1,445 (0.5%) Property Registry fees: Between □289 (0.1%) and □867 (0.3%) The purchase of this property does not involve real estate brokerage fees for the buyer. The house, located on the plot, is sold unfurnished. Request information and urban planning documentation to assess the plot's potential.

Setting
- Town
- Close To Shops
- Close To Schools

Category
- Investment
- Reduced

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