

Ref.-ID: MIBGR5388757

Fuengirola

Участок



The last buildable plot in a finished neighbourhood. On a quiet residential street in Urbanización El Castillo — one of Fuengirola's most established and sought-after pockets — sits one of the area's last undeveloped plots, surrounded by well-built villas with private pools and mature gardens. It is the only undeveloped land remaining in its block, which is what makes the opportunity genuinely rare. The land is classified as Suelo Urbano Consolidado under the UAS ordinance (Unifamiliar Aislada, BOJA núm. 77/2011), permitting a total buildable area of approximately 600 m<sup>2</sup> distributed over up to four detached family villas — each with private pool, garden and two parking spaces. Maximum building height is B+1: basement, ground floor and one upper floor, 7 metres in total. The PGOU Innovation process for the block (Expte. EA/MA/02/25) is complete, and every required report from the Junta de Andalucía has been issued with a favourable outcome: Health Impact Screening (Salud y Consumo, October 2024) — favourable, no mandatory EIS required; Air Quality and Acoustic Assessment (Calidad del Aire, July 2025) — favourable; Waste and Soil Quality Report (Residuos y Calidad del Suelo, November 2025) — issued; Strategic Environmental Assessment (Sostenibilidad y Medio Ambiente, January 2026) — favourable. The buyer's architect can proceed directly to drafting the Estudio de Detalle on completion. El Castillo sits on the elevated southern edge of Fuengirola, immediately above the 10th-century Castillo Sohail. From the site it is approximately 200 metres to the castle and 400 metres to the beach. Málaga-Costa del Sol Airport is around 25 minutes by motorway, with year-round direct connections to more than sixty European cities. The land lends itself to three distinct approaches: 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 post-purchase and the land exited to a developer or end-user with the entitlements crystallised. Approximately 1,000 m<sup>2</sup> of urban land. Classification Suelo Urbano Consolidado. Ordinance UAS — Unifamiliar Aislada. Buildable area approximately 600 m<sup>2</sup> (0.60 m<sup>2</sup>/m<sup>2</sup>). Up to four detached villas. Maximum height B+1 · 7.00 m.

#### Расположение

- ✓ Город
- ✓ Пригородная
- ✓ Коммерческая зона
- ✓ Порт
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Порт
- ✓ Рядом с портом
- ✓ Урбанизация

#### ОРИЕНТАЦИЯ

- ✓ Юг

#### Категория

- ✓ Инвестиции
- ✓ Элитная
- ✓ С разрешением на строительство



