

# Residential Plot in Fuengirola

€329,500

Fuengirola, Málaga

Plot: 63 m<sup>2</sup>



## Overview

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 m<sup>2</sup> (Cadastral Reference: 4746131UF5444N0001QM), although the actual land area is 63 m<sup>2</sup>, 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 m<sup>2</sup>

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 m<sup>2</sup> per studio, with an estimated built area of around 63 m<sup>2</sup> per floor, while the ground floor has approximately 61 m<sup>2</sup> 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.

---

## Amenities

Setting: Town, Commercial Area, Beachside, Port, Close To Port, Close To Sea, Close To Town, Marina, Close To Marina

Orientation: South West

---

## Taxes & Fees

Community: €0 per year

---

## Contact

**Purcell Properties**

Phone: +34 711 004 395

Email: [info@purcellproperties.es](mailto:info@purcellproperties.es)

[https://purcellproperties.es/property/R5363815\\_residential-plot-fuengirola/](https://purcellproperties.es/property/R5363815_residential-plot-fuengirola/)