



RESIDENTIAL PLOT IN FUENGIROLA

Fuengirola

REF# R4669465 – 1.200.000€

Beds	Baths	m ² Built	232 m ² Plot
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Unique opportunity: Plot in the heart of Fuengirola Urban plot for sale in the center of Fuengirola, has rectangular shape and frontage to two different streets. Its dimensions are 10 meters front by 23 meters deep, with a total area of 232m², facing two different streets. URBAN LAND According to the General Plan of Fuengirola the plot is classified as urban land, type NT Traditional Nucleus. It is allowed to build first floor, + 2 floors, + under cover, resulting in a total of 4 floors high. TWO FACADES Having two opposite facades, one facing a pedestrian street and the other facing a road, allows for a better distribution of spaces, a greater number of dwellings, and a better entry of natural light and cross ventilation, which contributes to create brighter and fresher spaces. EXCEPTIONAL LOCATION The privileged location of this plot allows you to move in a few minutes to all points of interest in Fuengirola, without the need of a vehicle. Being in the heart of the city, you will have everything you need at your fingertips, including access to train and bus stations. The beaches are close by. You can walk to the coast and enjoy the sea in a matter of minutes. As an example, the distances and time required to walk to various places in the city are shown: Distances to points of interest. - Plaza de España. City Hall: 160m (2 minutes) - Constitution Square. Church: 210m (3 minutes) - Fuengirola Promenade/Beach: 300m (4 minutes) - Suburban train/ Renfe: 600m (8 minutes) - Central Market: 700m (9 minutes) - Marina: 750m (10 minutes) PERMISSIBLE USES and SURFACES Residential use is permitted, with a maximum buildable area of 770 m² and an

estimated 14 dwellings. Hotel use is also permitted, with a maximum buildable area of 900 m². There is also the possibility of building commercial premises on the first floor and parking spaces below ground level. FUENGIROLA Located halfway between Malaga and Marbella, this is a unique enclave on the Costa del Sol, known for its warm and sunny climate, has eight kilometers of beach and a wide range of leisure and activities throughout the year. One of the jewels of the coast of Malaga. The promenade is one of its main tourist attractions, with fantastic views of the Mediterranean Sea, where you can find numerous cafes, bars, stores and restaurants. Being in the heart of the city, you will have everything you need at your fingertips, including access to train and bus stations. The beaches are close by. You can walk to the coast and enjoy the sea in a matter of minutes.

