

FUENGIROLA

328,000 €

REFERENCE R5363815

Exceptional Development Opportunity: Prime Urban Plot in Fuengirola, Southern Spain

63 m²

PLOT

Description

Luxury Realty proudly presents an unparalleled investment opportunity in the heart of Fuengirola, a vibrant jewel on Spain’s iconic Costa del Sol. This offering features a strategically de-risked development project with an already approved architectural design, poised for significant profitability. Ideal for discerning real estate developers and astute buy-to-let investors, this asset promises robust returns in a market characterized by high demand for both residential and commercial properties.

Prime Location: At the Epicentre of Fuengirola's Urban Charm

This exceptional property boasts an enviable location within a fully consolidated urban area of Fuengirola, minutes from the bustling town centre. Future occupants will enjoy immediate access to a rich tapestry of amenities: boutique shops, gourmet restaurants, cafes, essential services, and excellent public transport links. Fuengirola, located in Southern Spain, is renowned for its golden beaches, vibrant promenade, and a captivating blend of local culture and international flair. Its superb connectivity, including easy access to Málaga International Airport, ensures strong demand for well-located properties year-round.

A De-Risked Project: Pre-Approved Architecture for Rapid Development

The investment comprises a valuable urban plot (actual land area 63 m², Cadastral Ref: 4746131UF5444N0001QM) currently hosting an existing structure from 1955 slated for demolition. This clears the path for immediate construction of a modern, multi-story building. What truly elevates this opportunity is the advanced stage of its planning: a comprehensive basic architectural project has already been meticulously prepared and officially approved by the prestigious Málaga College of Architects. This pre-approval significantly streamlines the development process, drastically reducing initial timelines and regulatory hurdles. All technical information has been rigorously verified and confirmed by the technical department of Fuengirola Town Hall, ensuring a seamless progression.

Optimized Design: Commercial & Residential Units for Maximum Yield

The approved architectural plans outline a highly efficient and market-aligned structure, designed for optimal revenue generation. The building features a **Ground Floor** commercial premises (approx. 27 m² usable, 61 m² built), ideally positioned for high foot traffic. Above this, from the **First to Fourth Floors**, are four impeccably designed studio apartments, one per floor. Each unit offers approximately 40.1 m² of comfortable living space (63 m² built area per floor). The design also incorporates an efficient staircase and installations area, culminating in a valuable **Roof Terrace**, offering potential for exclusive communal or private outdoor spaces.

Currently, the project is awaiting the final building license. This offers a unique advantage, providing the buyer flexibility to either proceed directly with the approved design or adapt certain elements to align with their specific investment strategy, all within a pre-established framework.

Strategic Investment for High Profitability

This development represents a compelling proposition for various investment strategies. It is ideal for **Real Estate Developers** seeking a fast-track project with reduced initial planning risks, aiming for individual unit sales in a buoyant market. **Buy-to-Let Investors** will find excellent prospects for consistent, robust rental yields from both the commercial unit and the four residential studios. Furthermore, for **Tourist Rental Entrepreneurs**, the prime central location and modern studio design make these units exceptionally suited for high-yield short-term holiday rentals, benefiting from Fuengirola's year-round appeal as a premier Southern Spain tourist destination.

Leveraging its exceptional vertical development potential, a pre-approved architectural project, and an undeniable central location in vibrant Fuengirola, this asset offers unparalleled potential for strong profitability. Whether through the direct sale of completed units or their continuous exploitation as high-demand rentals, this investment guarantees a luxurious return on capital.

Seize this rare chance to develop a landmark property in Fuengirola. Contact Luxury Realty today for a comprehensive prospectus and to discuss how this unique opportunity aligns with your strategic investment portfolio.

Details

Reference	R5363815	Property Type	Land
Status	Sale	Price	328,000 €
Bedrooms	by request	Bathrooms	by request
Build size	–	Plot Size	63 m²
Terrace	–	Parking places	by request

Features