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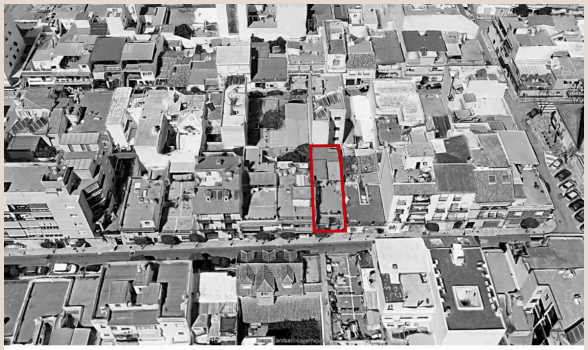




FUENGIROLA

398 000 €

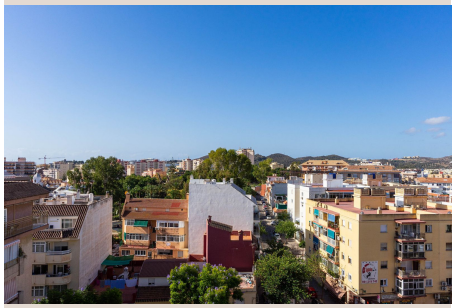
■■■■■■■ ■ Fuengirola

■■■■■■■■ R5484469

120 m²

■■■■■■■









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Excellent investment opportunity in the heart of Fuengirola. A plot of approximately 120 m² 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 m², with an existing building of 139 m², 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.

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■■■■■■■■	R5484469	■■■ ■■■■■■■■	■■■■■■■
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