



## Complot résidentiel à vendre à Torreblanca, Fuengirola

200 000 €

Référence: R4203937 Terrain: 1 516m<sup>2</sup>





## Costa del Sol, Torreblanca

Fantastic investment opportunity in one of the most sought-after areas of the Costa del Sol! This urban plot in Fuengirola offers excellent development potential for a boutique residential project. With UAS-2 zoning and 40% buildability, the plot is suitable for building up to 5 terraced houses or 3 semi-detached villas, as shown in the virtual project renders included in the listing.

### Key Features:

Southwest orientation, ensuring year-round sunlight and bright interiors.

Partial sea views, adding significant value to the future development.

Conveniently located: just 6 minutes from the beach, 10 minutes to Fuengirola town center, and only 25 minutes to Málaga International Airport by car.

Peaceful setting with great access to local amenities – perfect for both permanent residences and holiday homes.

Overhead power lines can be buried: we already have a quote from the electricity company for this upgrade, improving the visual appeal and value of the project.

Whether you're a developer, investor, or looking to create a bespoke housing project, this plot offers the ideal combination of location, potential, and profitability.

Plot sale price: 200,000 €

Estimated final price including taxes and buyer costs: ≈ 246,800 €, including:

VAT (21%): 42,000 €

Stamp Duty – AJD (1.2%): 2,400 €

Estimated notary and land registry fees (1.2%): 2,400 €

???? This estimate is based on current Andalusian regulations. The price includes all applicable and known buyer-related taxes and costs.

???? The listed price is not subject to automated personalization or increases due to urgency or buyer needs.

☑ Compliant with Law 10/2025 and Andalusian Decree 218/2005.



## Spécification:

### Orientation

Sud-ouest

### Vues

Mer

### Paramètre

Urbanisation

Près de la mer

Près de la ville

Près des écoles