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FUENGIROLA

bedrooms	bathrooms	built m²	plot m²
3	2	110	8,900

VILLA IN FUENGIROLA

UNIQUE INVESTMENT OPPORTUNITY ON THE COSTA DEL SOL RUSTIC ESTATE WITH MAJOR DEVELOPMENT POTENTIAL – FOR SALE IN EL HORNILLO, MIJAS (FUENGIROLA AREA) Introducing an EXCEPTIONAL RUSTIC PROPERTY OF 8,900 M², located in a privileged natural setting, JUST 5 KM FROM FUENGIROLA'S BEACHES and only 10 MINUTES FROM THE TOWN CENTER. The estate includes a 110 m² house built in 2001, offering GREAT POTENTIAL FOR RENOVATION, EXTENSION OR CONVERSION, depending on the investor's vision. IDEAL FOR: — TOURIST ACCOMMODATION PROJECTS — ECO-AGROTOURISM DEVELOPMENT — PRIVATE RESIDENCE WITH AGRICULTURAL USE — FUTURE URBAN DEVELOPMENT POSSIBILITY (*subject to urban planning consultation) EXISTING HOUSE DISTRIBUTION: — 3 BRIGHT BEDROOMS — 2 FULL BATHROOMS — LARGE LIVING ROOM WITH FIREPLACE — SPACIOUS INDEPENDENT KITCHEN — 45 M² COVERED PORCH — 155 M² SOLARIUM TERRACE WITH OPEN VIEWS FEATURES AND EXTRAS: — INDIVIDUAL AIR CONDITIONING & HEATING — STORAGE ROOM AND PRIVATE GARAGE — PRIVATE SWIMMING POOL — OWN WATER WELL AND 250,000-LITER WATER TANK FOR IRRIGATION — FULLY FENCED & TERRACED LAND — FRUIT TREES IN FULL PRODUCTION (OLIVES, LEMONS, FIGS) — EASY VEHICLE ACCESS DIRECTLY TO THE PROPERTY URBAN DEVELOPMENT POTENTIAL Thanks to its size and DUAL STREET FRONTAGE, this plot may qualify for FUTURE MULTI-HOME DEVELOPMENT or other real estate projects (subject to approval by Mijas Town Hall). This is a STRATEGIC LOCATION WITH HIGH DEMAND, ideal for forward-thinking investors. LOCATION AND SERVICES: — HIGH-GROWTH AREA — CLOSE TO SCHOOLS, SUPERMARKETS, POST OFFICE AND NATIONAL POLICE — FAST ACCESS TO THE A7 MOTORWAY — NATURAL ENVIRONMENT WITH URBAN CONVENIENCES LEGAL STATUS: — FULL LEGAL DOCUMENTATION IN ORDER — VIEWINGS AVAILABLE BY APPOINTMENT — FLOOR PLANS AND ADDITIONAL MATERIAL AVAILABLE UPON REQUEST DON'T MISS OUT ON THIS HIGH-POTENTIAL PROPERTY IN ONE OF THE MOST SOUGHT-AFTER AREAS OF THE COSTA DEL SOL. For more information or to schedule a visit, contact me via WhatsApp.

community	garbage	ibi	price
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