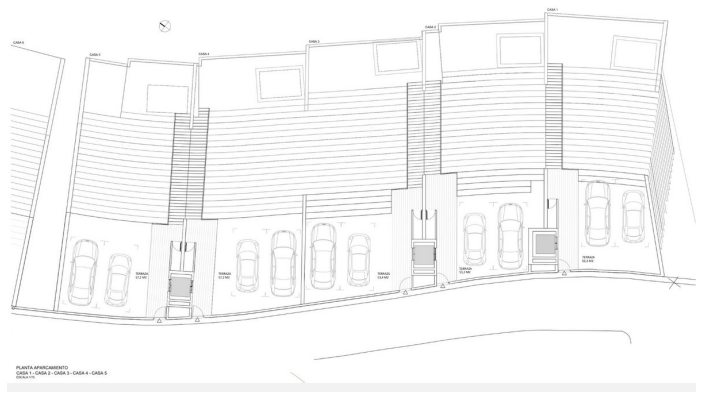


BAULAND MIT

📍 Fuengirola

REF# R4209787 – 795.000€



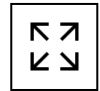
Schlafzimmer



Bäder



m²
Built



4203 m²
Bauland

Urban plot with basic project for 16 homes and 32 parking spaces.

Each house is distributed over 2 floors: first floor and ground floor with private pool

- 3 bedrooms
- 4 bathrooms
- terraces
- 2 parking spaces at street level

Located in Torreblanca at C/ Los Madroños 40, Fuengirola, Málaga, the plot is outstretched with a

northwest orientation.

The southern boundary has a straight layout and adjoins an adjacent plot, the eastern boundary has a winding path and is the land qualification limit between the UAS and EE types, and the western and northern boundaries adjoin Los Madroños street, with a continuous path. Access to the homes is from the west section of Calle los Madroños.

It has a steep downward slope from the road to the east boundary. The PGOU of the municipality of Fuengirola, approved on January 9, 1987 and partially adapted to the Law of Urban Planning of Andalusia, is applicable. Retaining walls and/or vegetable terraces will be applicable for the formation of levels arranged every 3 m in the lower area of the building UAS 2 PGOU Fuengirola Scope of application Plan General Planning Scheme Plan 3.A.1, Sheet 4 Land classification UAS SUBTYPE 2

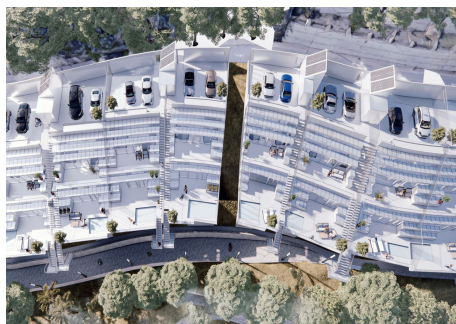
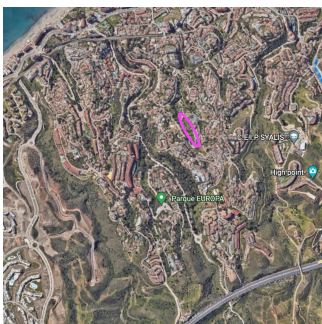
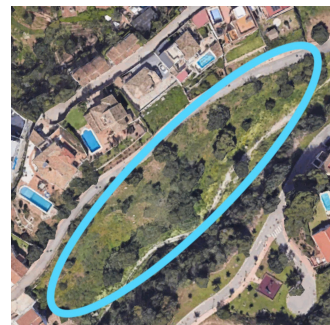
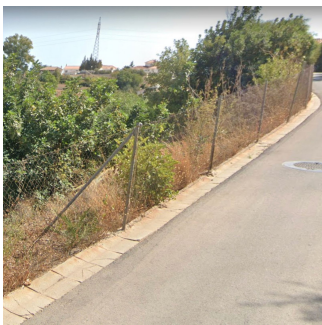
Buildability Ord. UAS 2 1550.8 (0.40 m²t/m²s) 1152 m² Occupancy Ord. UAS2 775.4 (20%) 681 m² Setback Ord. UAS2 3 m >3m Plot Minimum Ord. UAS2 150 m² 3,877 m² Maximum Ground Height Ord. UAS2 B+1 (7) B+1 Separation to Lindes Ord. UAS2 3 m 3 m Type of Building Ord. UAS2 Detached/Terraced Dwelling Attached Dwellings

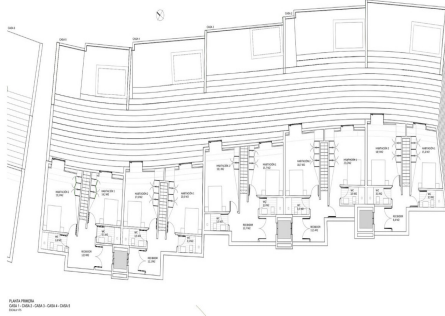
The building is conceived as part of the landscape, elevated above the natural terrain with the provision of terraces where necessary.

The total constructed area would be 2,741.20 m², of which 779.30 m² would be above ground and 1,961.9m² below ground.

Request more information without obligation.

"According to decree of the Junta de Andalucía 218-2005 of October 11, it is reported that notary, registry and ITP expenses are not included in the price"





A 3D architectural rendering of a modern, single-story building with a flat roof and large glass windows. The building features a covered outdoor area with a swimming pool, lounge furniture, and a small structure with a slanted roof. The overall design is clean and minimalist, with a focus on outdoor living space.

