



# Finca - Rural Estate for sale in Fuengirola, Fuengirola

950,000 €

Reference: R5226022 Bedrooms: 3 Bathrooms: 2 Plot Size: 8,900m<sup>2</sup> Build Size: 110m<sup>2</sup>





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## Costa del Sol, 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 M<sup>2</sup>, 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 m<sup>2</sup> 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 M<sup>2</sup> COVERED PORCH
- 155 M<sup>2</sup> 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.



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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.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Fitted Wardrobes  
Solarium  
Barbeque  
Staff Accommodation

### Views

Sea  
Mountain  
Panoramic  
Country  
Garden  
Forest

### Pool

Private  
Garden  
Private

### Utilities

Electricity  
Drinkable Water

### Orientation

South West

### Setting

Village

### Furniture

Part Furnished

### Security

Gated Complex

### Category

Holiday Homes  
Investment

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Fair

### Kitchen

Partially Fitted

### Parking

Private  
Street