

**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>



## 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 FRONTRAGE, 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.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South West	Air Conditioning
Private Terrace		Cold A/C
Storage Room		Hot A/C
Fitted Wardrobes		
Solarium		
Barbeque		
Staff Accommodation		
Views	Setting	Condition
Sea	Village	Fair
Mountain		
Panoramic		
Country		
Garden		
Forest		
Pool	Furniture	Kitchen
Private	Part Furnished	Partially Fitted
Garden	Security	Parking
Private	Gated Complex	Private
		Street
Utilities	Category	
Electricity	Holiday Homes	
Drinkable Water	Investment	