

**Sales - House - Fuengirola**

**950.000€**

[www.arbatestates.com](http://www.arbatestates.com)

+34 606 84 36 45

+34 602 51 80 97

[info@arbatestates.com](mailto:info@arbatestates.com)



Ref.-ID: R5226022

**Fuengirola**



**3**



**2**



**110 m<sup>2</sup>**



**8900 m<sup>2</sup>**

**House**

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. 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.

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