



## 4 Bedrooms House in Fuengirola

Fuengirola

**R4849384 – 3.200.000 €**



4



6



300 m<sup>2</sup>



1750 m<sup>2</sup>

Discover this exceptional villa nestled in a prime location in Fuengirola, just 200 meters from the beach and a short 800 meters from the vibrant Plaza de la Constitución. Key Features: - Generous Land Area: The plot spans approximately 1,800 m<sup>2</sup>, allowing for expansive living and outdoor space. - Construction Potential: The property has a construction volume of 1,750 m<sup>2</sup>, with a maximum height of 7 meters (ground floor plus one). It is possible to build up to 11 townhouses of 150 m<sup>2</sup> each. - Underground Parking: The entire plot can be utilized for underground parking, accommodating up to 8 vehicles. - Vacation Rental Potential: If designated for vacation use, the construction volume can increase by 20%, totaling 2,100 m<sup>2</sup>. - Private Water Well: Enjoy the benefits of a legally established private water well. - Recreational Amenities: The villa features a 10 m x 5 m swimming pool surrounded by a leisure area, perfect for entertaining or relaxing. The Villa: This well-appointed home boasts approximately 300 m<sup>2</sup> of constructed space, with a thoughtful layout designed for comfort and convenience. - Bedrooms: 4 spacious bedrooms, each with an en-suite bathroom.

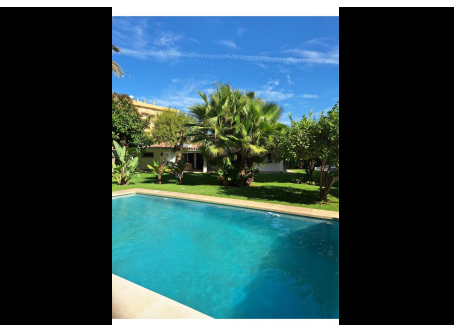
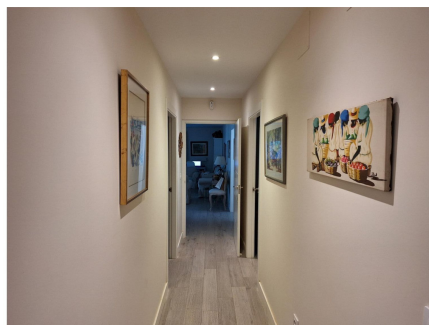
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The master suite includes two bathrooms and a walk-in closet. An additional service bedroom is available, currently used as a laundry room. - Bathrooms: 6 in total, including a courtesy bathroom for guests. - Accessibility: The villa is fully adapted for individuals with reduced mobility, featuring wide doorways (90 cm) and level-access showers, ensuring no architectural barriers. - Comfort Features: Central heating with water underfloor heating and an electric boiler (aerothermal system) provide year-round comfort. All primary bedrooms are equipped with air conditioning (heating and cooling). Motorized shutters enhance convenience. - Outdoor Space: The south-facing garden is equipped with an automatic irrigation system, offering a beautiful and low-maintenance outdoor oasis. Additional Amenities: - Independent House: One-floor living with a generous footprint of 300 m<sup>2</sup>. - Storage: Built-in wardrobes and a storage room for added convenience. - Condition: Second-hand property in excellent condition. This stunning villa in Fuengirola combines luxurious living with a prime location, making it a perfect investment for families or as a vacation rental. Don't miss out on this rare opportunity to own a piece of paradise!



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