



# Residential Plot in Torreblanca

Price **€ 1,100,000**

Plot Size

**4005 m<sup>2</sup>**

## SETTING

- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

## ORIENTATION

- ✓ South East
- ✓ South

## VIEWS

- ✓ Country
- ✓ Street

## URBAN LAND FOR SALE – 7 APPROVED VILLA PLOTS IN TORREBLANCA, FUENGIROLA

Exceptional investment opportunity in Torreblanca del Sol: a fully approved urban land division consisting of 7 independent residential plots, ideal for building a boutique villa development.

The land has already obtained the official segregation license, and each plot qualifies for direct construction under the UAS-2 urban classification.

Situated on Calle Los Madroños, the land enjoys a peaceful residential setting surrounded by modern villas, with quick access to the beach, Fuengirola centre, train station, and main roads.

### Key Features

Total land size: 4,005.22 m<sup>2</sup> (recent topographic measurement)

Approved division into 7 independent urban plots

Classification: Suelo Urbano – UAS-2 (PGOU Fuengirola)

Edificación directa – immediate building capacity

Suitable for constructing 7 detached villas

Excellent sunlight exposure and elevated terrain

A rare opportunity for developers or investors in a prime Costa del Sol location

### Plot Breakdown

Plot 1: 795.25 m<sup>2</sup>

Plot 2: 534.19 m<sup>2</sup>

Plot 3: 568.66 m<sup>2</sup>

Plot 4: 567.07 m<sup>2</sup>

Plot 5: 518.33 m<sup>2</sup>

Plot 6: 510.74 m<sup>2</sup>

Plot 7: 510.98 m<sup>2</sup>

#### Buildability

Approximate total buildability: 1,602 m<sup>2</sup> techo

Ideal for villas of 200-300 m<sup>2</sup> depending on design and levels

Topographic plan and georeferenced coordinates are available

This is an outstanding opportunity to develop a high-end residential project in one of Fuengirola's most established hillside urbanisations.

Documentation, plans, and technical files are available upon request.

#### AMENITIES/ LOCATION

The plots enjoy a privileged position in Torreblanca with excellent access to daily services. Despite being in a quiet residential area, all key amenities are located just a few minutes away:

Torreblanca Train Station – 3 minutes by car / 12-15 minutes on foot

Direct connection to Málaga Airport, Málaga city, Benalmádena, and Fuengirola.

Beaches & Fuengirola Promenade – 4-5 minutes

Offering beachfront restaurants, chiringuitos, cafés, shops, and a long coastal walkway.

Supermarkets & Essentials – 3-7 minutes

Including Mercadona, Carrefour Market, local supermarkets, pharmacy, bakery, cafés, and convenience stores.

Schools – 5-10 minutes

Close to highly rated centres such as Salliver School, the Finnish School, and other international schools.

Road Access – 2-4 minutes

Fast connection to the A-7 motorway, providing easy access to Fuengirola, Benalmádena, Málaga Airport, and Marbella.

Healthcare – 10 minutes

Local medical centres and private hospitals in Fuengirola and Benalmádena.

Residential Plot, Torreblanca, Costa del Sol.

Garden/Plot 4005 m<sup>2</sup>.

Setting : Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Urbanisation.

Orientation : South East, South.

Views : Country, Street.

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