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Residential Plot in Málaga

Bedrooms	0	Bathrooms	0	Built	537m2	Plot	121m2

R5388187 **Residential Plot** **Málaga** **650.000€**

OPPORTUNITY FOR DEVELOPERS & INVESTORS – PRIME DEVELOPMENT PLOT WITH BUILDING LICENSE GRANTED IN MÁLAGA CITY CENTER Exclusive investment opportunity in Lagunillas, one of the fastest-transforming and most promising areas within Málaga's Historic Center. Urban plot of 121 m² offered with an approved basic project for the construction of 6 residential units and 6 storage rooms, already benefiting from a granted building license, fully paid urban planning fees, and completed archaeological study with no findings, significantly reducing development times, costs, and urban planning uncertainty. The project includes a total built area of 537.53 m² distributed across basement, ground floor, and three upper floors. One of the key advantages of this investment is the flexibility of the project, which can be modified and adapted to suit the buyer's needs, allowing optimization of layouts, unit typologies, and investment strategy. Main Features: * Urban plot of 121 m² * Project for 6 apartments + 6 storage rooms * 537.53 m² built area * Building license already granted * Urban planning fees fully paid * Possibility of license extension in accordance with current regulations * Modifiable project * Archaeological study completed with no incidents * Next to renovated park areas and urban improvements * Prime location in Málaga city center Lagunillas is currently undergoing significant regeneration and appreciation, with increasing residential and investor demand, just a few minutes' walk from Málaga's Historic Center, Plaza de la Merced, and the city's main cultural and commercial areas. Potential for

residential development ?and ?possible ?adaptation ?for ?tourist accommodation, subject ?to ?current urban planning regulations and ?technical assessment. Price: ?€799,000 Further information ?and ?full documentation available for ?qualified ?buyers ?upon ?proof ?of ?financial ?solvency.