

CITY HOUSE



Create the house of your dreams. From 52-132 sqm with 40 sqm solarium and 10 sqm terrace. In the center of Fuengirola, 900 meters approx from the beach/paseo.

This house of opportunities is located at Camino de Santiago 42, between the Zoo and Tivoli. In typical Spanish quarters you can create a modern house of the size and style you want. The existing house is on a plot of 52 sqm (which also is the size inside) that need total reform. You are allowed, by the town hall to reform (or take down existing building to create brand new floor) and add 2 more floor, creating a potential house of an indoor area of 132 sqm plus a solarium of 40 sqm. You can choose with size of the house and investment you want to create. Please be aware that the estimates below are very rough. We have called the options Small, Medium and Large.

SMALL approx 52 sqm inside, 40 sqm solarium on the roof

Level 0 is the existing building and in need of a complete reform (plumping, eletrcity etc). You can build a stair at the back of the house, leading you to the roof and solarium. This is the absolute cheapest way to use the house. Investment is all about the standard you want, but with €25-40,000 you will come a long way as the costs of architect, licensens etc will be cheaper. No need to ask neighbors about permission.

MEDIUM approx 92 sqm inside, 10 sqm terrace and 40 sqm solarium on the roof

Here you use the Level 0 and build one more floor. The present construction will manage that, but in worst case it need to be re-inforced with steel. Level 1 is allowed with 80% of the size of the existing building (Level 0). The 20% will be a roof/terrace depending of what you want. Stairs must be place to connect Level 0 till Level 1 and to have access to the roof, where you can do a terrace. The neighbors have accepted this (as the neighbors house is attached to the house, they must approve). The price of this option would be possible for €50-80,000.

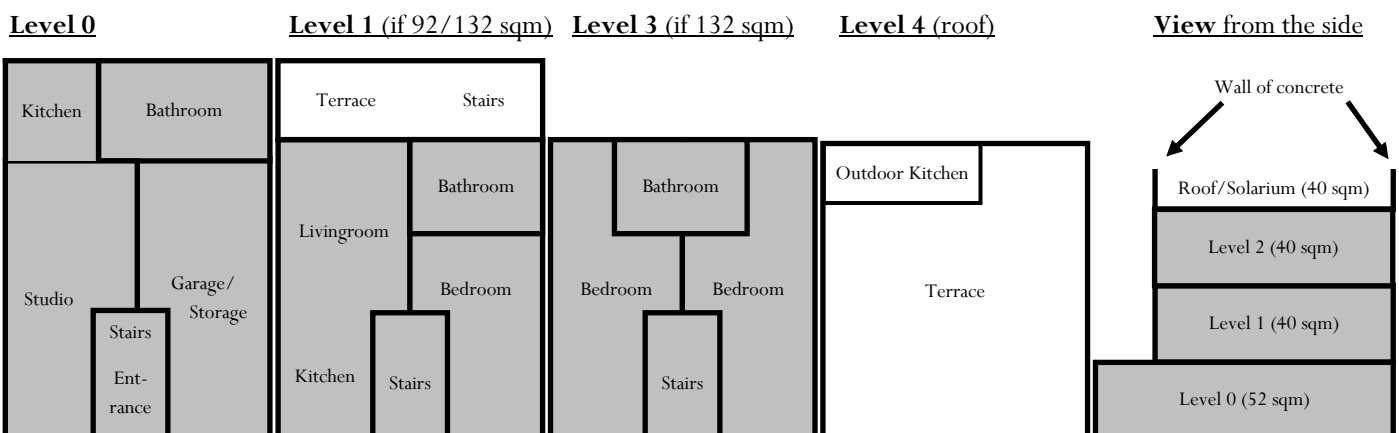
LARGE approx 132 sqm inside, 10 sqm terrace and 40 sqm solarium on the roof.

The cheapest way to do this, 3 floor-house is to tear down the existing house and build a brand new one. The architects has estimated the total cost of this to approx €1,000/sqm (which means approx €132,000) new building (of course depending of the materials, standard etc). The town hall will allow this building and as you will do a new base/construction the neighbor don't need to approve (their approval is just in case you want to use the construction that both houses use as the both houses is attached).

The house is sold directly by the Swedish owner (and his Spanish Company) and there is a team of architect, license-person (helping you to get all licenses and he also speaks English), construction company (managed by the architect) and Swedish/English-speaking person ready to help you with the projectif you wish. The approval from the town hall is there, so it's only to start together with an architect to create the house of your dreams (though the licensens are needed, so it will take some time, but the longest time with approval of a 3 levels building is already there/done). This is a rare opportunity to get your own city house to the cost you can afford.

Price is €99,000 for the house. The IBI is currently €70/year and as it's an seperate house, so there is no community fee.

EXAMPLE OF LAYOUT Of course you can choose which layout you want. But below you can see one of the layouts how the present owner is considering different layouts, depending of how many floors and how big the house will be. To the right you find a sketch of the house from the side, showing the street "to the right".



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