

**Sales - Apartment - Fuengirola**  
**285.000€**



**Ref.-ID: MIBGR5396662**

**Fuengirola**

**Apartment**

**Community: 588 EUR / year**

**IBI: 220 EUR / year**

**Rubbish: 70 EUR / year**



**3**



**1**



**75 m2**

Located in the very heart of Fuengirola, just a few metres from the central bus and train station, with the beach only a short walk away and surrounded by all amenities: shops, restaurants, supermarkets, and leisure areas. The property is situated on the first floor without a lift, in a quiet building with only six neighbours. It offers three bedrooms, two of them with double beds and a third one with bunk beds, a fully fitted bathroom with a walk-in shower, a bright living room with access to a pleasant terrace of approximately 4 m<sup>2</sup> with morning sun, an independent kitchen, a small patio, and a laundry area. The property has been renovated and is ready to move into. Ideal as a holiday home, permanent residence, or investment opportunity, thanks to its excellent location in the heart of the city. In compliance with the information obligations established under Law 10/2025, please note that the indicated price does not include the costs and taxes inherent to the purchase, which are detailed below: ITP (Property Transfer Tax): the applicable tax rate in Andalusia will apply (generally 7%), without prejudice to any reduced rates applicable depending on the buyer's personal circumstances or the characteristics of the property. The tax is calculated based on the cadastral reference value or the purchase price, whichever is higher. Notary Fees: notarial fees will be calculated in accordance with the official tariff regulated in Annex I of Royal Decree 1426/1989. Land Registry Fees: registration at the Property Registry will be charged according to the official tariff established in Annex I of Royal Decree 1427/1989. Administrative/Legal Processing Fees: if required, administrative handling fees amount to approximately €500 (VAT included). Agency Fees: included in the sale price.

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| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Town</li><li>✓ Beachside</li><li>✓ Port</li><li>✓ Village</li><li>✓ Close To Port</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Schools</li></ul> | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ East</li></ul>     | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Good</li></ul>  | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Street</li></ul> | <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Utility Room</li><li>✓ Double Glazing</li><li>✓ Courtesy Bus</li></ul> |
| <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Fully Furnished</li></ul>  | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul> | <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li><li>✓ Telephone</li></ul> | <b>Category</b> <ul style="list-style-type: none"><li>✓ Investment</li></ul>              |   |   |