## Sales - Apartment - Fuengirola

# 450.000€











**Ref.-ID: MIBGR5473522** **Fuengirola** **Apartment**

**Community: 924 EUR / year** **IBI: 454 EUR / year** **Rubbish: 235 EUR / year** **1** **1** **54 m2**

Fully renovated frontline beach apartment located right next to Fuengirola Marina. Situated on the second floor, the property is set in one of the city's most sought-after areas, offering direct access to the promenade and just steps away from all amenities, including restaurants, shops, pharmacies, and public transport. The property features a built area of 54 m² (45 m² usable) and stands out for its efficient layout and bright rooms. The accommodation comprises a good-sized living-dining area with direct access to an 11 m² private terrace, one independent bedroom, a fully fitted kitchen equipped with appliances, and a full bathroom. The apartment has recently undergone a comprehensive renovation, including completely new plumbing and electrical installations. It is fitted with Climalit double-glazed windows, mixed tile and marble flooring, and hot/cold air conditioning units in both the living room and the main bedroom. An ideal investment opportunity, as it holds an active holiday rental license with an official NRU registration number. Notably, the building's current community rules no longer permit new holiday rental licenses, granting this property a significant competitive advantage in the local market. Sold fully furnished and equipped, ready to continue tourist rentals immediately or for residential use. As an added benefit, the property includes a storage unit with the rent fully paid in advance for the next six years, covering usage through 2031. Regarding fixed running costs, the community fee is €73 per month (water supply included). Annual property tax (IBI) is €454.30, rubbish collection is €56 per year, and sewerage tax is €39 per year. The location offers excellent road links, roughly 25 minutes by car from Málaga International Airport. Sold as a specific body (cuerpo cierto). As the apartment is currently operating and hosting guests, viewings must be scheduled in advance to arrange appointments around booking availability.

**Setting**
- ✔ Beachfront
- ✔ Town
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Front Line Beach Complex

**Orientation**
- ✔ South West Orientation

**Condition**
- ✔ Excellent Condition
- ✔ Good Condition
- ✔ Recently Renovated

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

**Views**
- ✔ Sea Views
- ✔ Beach Views
- ✔ Port Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Double Glazing
- ✔ Restaurant On Site
- ✔ Near Mosque
- ✔ Near Church
- ✔ Fiber Optic

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Security**
- ✔ Gated Complex
- ✔ Electric Blinds

**Parking**
- ✔ Street Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Beachfront
- ✔ Holiday Homes
- ✔ Investment