Sales - Apartment - Fuengirola

499.000€











Ref.-ID: MIBGR5486494 **Fuengirola** **Apartment**

Community: 2,940 EUR / year **IBI: 500 EUR / year** **Rubbish: 50 EUR / year** **2** **2** **76 m2**

Luxury 2-Bedroom Apartment with Tourist Licence and Panoramic Sea Views in El Higuerón Discover this contemporary apartment in the prestigious El Higuerón area of Fuengirola. With a south-facing terrace, panoramic Mediterranean views and an exceptional rental history, the property is ideal as both a stylish Costa del Sol residence and a proven investment opportunity. The apartment offers 103 m² of built space, including approximately 73.5 m² of interior accommodation and a generous 20 m² terrace. The bright, open-plan living and dining area connects seamlessly with the terrace, creating an inviting indoor-outdoor setting from which to enjoy the Costa del Sol climate and beautiful sea views. The property comprises two bedrooms with spacious fitted wardrobes and two bathrooms, including an en-suite bathroom. Both bathrooms benefit from underfloor heating. The modern, fully equipped kitchen is integrated into the living area, while additional features include air conditioning, an energy-efficient aerothermal system, video entry, lift access and two private parking spaces. The development has attractive landscaped gardens and three outdoor communal swimming pools. Residents are also within easy reach of the Higuerón Hotel, with its excellent sports, spa and wellness facilities, restaurants and premium lifestyle services. The location combines privacy and tranquillity with outstanding connections. The beach is approximately five minutes away, Fuengirola can be reached in around 15 minutes, Marbella and Málaga in approximately 20 minutes, and Málaga International Airport in about 15 minutes. A nearby train connection provides convenient access to Fuengirola, Plaza Mayor, Málaga Airport and Málaga city centre, making it easy to explore the coast without relying on a car. A Major Investment Advantage: Tourist Licence and Proven Rental Performance The apartment holds a valid Tourist Licence and has been successfully managed within our portfolio for the past two years, delivering excellent results. It has become one of the most sought-after units in the El Higuerón area, thanks to its panoramic sea views, high-quality finish, excellent location and strong appeal among holiday guests. The furniture package is available for an additional €10,000 and is not included in the property price.

Setting
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition
- ✔ New Construction

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating
- ✔ U/F Heating

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Port Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Storage Room
- ✔ Double Glazing
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ 24 Hour Security

Parking
- ✔ Underground Parking
- ✔ Garage
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Utilities
- ✔ Electricity

Category
- ✔ Luxury
- ✔ Resale