

**Sales - Apartment - Fuengirola**  
**325.000€**

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**Ref.-ID: MIBGR5295718**

**Fuengirola**

**Apartment**

**Community: 600 EUR / year**

**IBI: 280 EUR / year**

**Rubbish: 50 EUR / year**



**2**



**1**



**85 m2**

Located in the heart of Fuengirola, this well-presented 2-bedroom, 1-bathroom apartment offers an excellent opportunity for both personal use and investment. The property features a spacious living room with an open-plan dining area, creating a bright and comfortable space ideal for relaxing or entertaining. The apartment includes a fully fitted kitchen and a private terrace with two separate access points, allowing natural light to flow throughout the home and providing a pleasant outdoor area to enjoy the Mediterranean lifestyle. The price includes an underground parking space, a valuable feature in such a central location. Importantly, the property boasts a valid VTF licence for short-term rentals and has been successfully operating on Airbnb and Booking.com for the past four years, achieving an impressive 80-90% occupancy rate thanks to its prime location. This makes it an ideal turnkey investment, with rental operations easy to continue and offering excellent potential for additional income.

**Setting**

- ✓ Town
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools

**Orientation**

- ✓ South East
- ✓ South
- ✓ South West

**Condition**

- ✓ Good

**Climate Control**

- ✓ Air Conditioning

**Views**

- ✓ Urban
- ✓ Street

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Near Church
- ✓ Fiber Optic

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Fully Fitted

**Security**

- ✓ Entry Phone
- ✓ Safe

**Parking**

- ✓ Communal
- ✓ Private

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

**Category**

- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale