



**Ref.-ID: MIBGR5406547**

**Fuengirola**

**Apartment**

**Community: 720 EUR / year**

**IBI: 173 EUR / year**

**Rubbish: 56 EUR / year**



**2**



**1**



**70 m2**



**40 m2**

Rare Opportunity in Fuengirola – Ground Floor Apartment with Large Private Outdoor Space 70 m<sup>2</sup> Living Area | Terrace: 35 m<sup>2</sup> | Private Garden: 40 m<sup>2</sup> 2 Bedrooms | 1 Bathroom  
Great renovation potential in the heart of Fuengirola! Discover this ideally located 2-bedroom ground floor apartment, just steps from the beach and amenities. With its 75 m<sup>2</sup> of private outdoor space (terrace and garden) and south-facing orientation, it's the perfect blank canvas to create your dream apartment or make a highly profitable rental investment on the Costa del Sol. Located in a sought-after area of Fuengirola, right in the city center and within easy reach of the beach, this ground floor apartment offers a practical and sunny living environment. The Interiors: With a surface area of 70 m<sup>2</sup>, the property comprises a living area, two bedrooms, and a bathroom. The Exteriors (The Highlight!): A rare find in the heart of the city, the apartment opens onto magnificent private outdoor spaces bathed in light thanks to its south-facing orientation: A large private terrace of 35 m<sup>2</sup>, perfect for al fresco dining. A private garden of 40 m<sup>2</sup>, offering a verdant glimpse and a pleasant view of the inner courtyard. A true haven of peace for relaxation. Key Features Ideal Location: In town, close to the beach, shops, and all public transport. Orientation: South (Maximum natural light year-round). Existing Amenities: Reversible air conditioning, double glazing. Parking: Easy street parking. Condition: Renovation needed – Ideal for investors

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|---|---|--|--|---|---|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Town</li><li>✓ Beachside</li></ul> | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South</li></ul>  | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Renovation Required</li></ul> | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Hot A/C</li><li>✓ Cold A/C</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Garden</li><li>✓ Courtyard</li></ul> | <b>Features</b> <ul style="list-style-type: none"><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Double Glazing</li></ul> |
| <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Not Furnished</li></ul>          | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Not Fitted</li></ul> | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>                | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Street</li></ul>  |   |   |