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## Sales - Apartment - Fuengirola

## 425.000€


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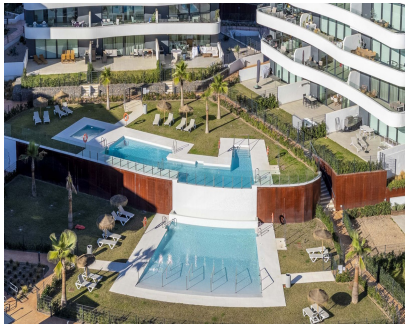

**Ref.-ID: MIBGR5511706** | **Fuengirola** | **Apartment**

**Community: 2,976 EUR / year** | **IBI: 500 EUR / year** | **Rubbish: 50 EUR / year**

**2** | **2** | **75 m2**

Fully Rental Licensed 2 bedoom 2 bathroom Higueron West, South West facing What a wonderful apartment in a fantastic location on the Costa del Sol! This modern CORNER APARTMENT of approx. 74 m² is situated between Fuengirola and Benalmádena, just 15 MINUTES BY CAR FROM MÁLAGA AIRPORT. With two bedrooms, TWO BATHROOMS, a bright living area with an open-plan kitchen and a fantastic WEST-FACING TERRACE OF NO LESS THAN approx. 23 M², this is a wonderful place to enjoy life in the sun. This first-floor apartment forms part of a modern gated complex within a spacious and SECURE RESIDENTIAL DEVELOPMENT. Green walking paths, children's play areas and a dedicated dog park make this an attractive environment for all ages. The Hilton Curio hotel, with its luxury spa, gym and padel courts, is also just a short distance away. And there is another major advantage: this apartment represents a FANTASTIC INVESTMENT OPPORTUNITY. It has a holiday rental licence and is successfully let during the summer months, achieving almost 100% occupancy and GROSS RENTAL INCOME OF APPROXIMATELY □20,000 PER SUMMER. Buyers wishing to use the apartment purely as an investment could, of course, extend the rental period throughout the rest of the year. With approx. 300 days of sunshine annually, the Costa del Sol is also extremely popular outside the peak season with holidaymakers and those looking to spend the winter in a warmer climate. This is a complete apartment for private use, rental purposes or an attractive combination of both. LIVING The living area and open-plan kitchen create a bright and welcoming living space. The interior is modern and stylish, while the large sliding glass doors connect the living area seamlessly with the terrace. There are electric sun screens. There is plenty of room for a comfortable seating area and dining table. The living area opens directly onto the large terrace. Air conditioning throughout the apartment ensures a comfortable temperature even on hot summer days. KITCHEN The open-plan kitchen blends beautifully with the living area and has everything you need, whether you want to prepare an elaborate meal or something quick after a day at the beach. The worktop is made of low-maintenance composite and the kitchen island provides plenty of additional storage space. Appliances include a combination oven and dishwasher. BEDROOMS AND BATHROOMS The apartment has two comfortable bedrooms. The master bedroom has an en-suite bathroom. Both bedrooms have large built-in wardrobes. There are two bathrooms, each with a large walk-in shower, washbasin and underfloor heating. There is a separate cupboard housing the boiler and washer/dryer. OUTSIDE One of the absolute highlights is the generous terrace of no less than 23 m². Facing west, it is the perfect place to enjoy the afternoon and evening sun. Three large awnings provide welcome shade on hot days. A wonderful place for breakfast, a leisurely lunch or a drink while watching the sun slowly set. SWIMMING AND RELAXING Behind the apartment are three communal swimming pools, surrounded by gardens and lawns with sun loungers and thatched parasols, perfect for a refreshing swim. The Hilton Curio hotel is also nearby. Here you will find, among other things, a luxury spa, modern gym, and padel and tennis courts. PARKING AND STORAGE The apartment comes with two private parking spaces in the underground car park. A large, lockable private storage room is also located in the car park. FANTASTIC INVESTMENT OPPORTUNITY This apartment is not only attractive for private use; it also offers excellent investment potential. The apartment is currently let during the summer months and achieves almost 100% occupancy during this period. Gross rental income is approx. □20,000 per summer. Outside the summer season, the current owners use the apartment themselves. For a buyer wishing to use the apartment entirely as an investment, there is therefore further rental potential. Thanks to its mild climate and approx. 300 days of sunshine a year, the Costa del Sol is also popular with holidaymakers and winter visitors during spring, autumn and the winter months. This offers various possibilities: enjoy the apartment yourself and let it during the summer, or opt for a longer rental season throughout the year. The apartment's furnishings are available for purchase at an additional cost of □15,000. LOCATION The location is ideal for anyone looking to combine the peace and comfort of a pleasant residential environment with beaches, restaurants, shops and the vibrant lifestyle of Andalusia. The apartment is situated between Fuengirola and Benalmádena, with their wide range of restaurants, shops, beaches and leisure facilities. The beautiful sandy beach at Carvajal is approximately a 15-minute walk or around 5 minutes by car. Málaga Airport is only a 15-minute drive away. The railway station, with direct connections to the airport and Málaga's historic city centre, is nearby. From this central location, other popular destinations such as Seville, Granada and Córdoba, as well as the ski slopes of the Sierra Nevada in winter, are also within easy reach. HIGHLIGHTS - Built in 2023 - Modern first-floor corner apartment with a living area of approx. 74 m² - Two bedrooms and two bathrooms with underfloor heating - Air conditioning throughout the apartment - Large west-facing terrace of approx. 23 m² with three large awnings - Three communal swimming pools - Two private parking spaces in the underground car park - Lockable private storage room - Holiday rental licence - Community fees approx. □250 per month - Completion by mutual agreement.

**Setting**
- ✔ Port
- ✔ Close To Shops
- ✔ Urbanisation

**Orientation**
- ✔ South West Orientation

**Condition**
- ✔ Excellent Condition
- ✔ New Construction

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Central Heating

**Views**
- ✔ Sea Views
- ✔ Port Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Urban Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Ensuite Bathroom
- ✔ Double Glazing
- ✔ Fiber Optic

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ 24 Hour Security

**Parking**
- ✔ Underground Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

**Utilities**
- ✔ Electricity

**Category**
- ✔ Resale