

# Sales - House - Fuengirola

## 649.000€

**Fuengirola**

**House**

**Community: 2,256 EUR / year IBI: 709 EUR / year**

**Rubbish: 76 EUR / year**



Exclusive Townhouse in Fuengirola – Short Walk to the Beach! Welcome to a family-friendly community with only ten houses, where it is easy to feel at home. This townhouse is located in one of Fuengirola’s most popular neighborhoods, close to everything you need for daily life. At the same time, it is situated in a quiet area, surrounded by green spaces and hiking trails. A Home with Generous Living Spaces The residence offers three bedrooms, two and a half bathrooms, and a flexible extra room ideal for guests. On the entry level, you will find a bright and spacious living room with a dining area, perfect for socializing and dinners with family and friends. The kitchen is fully equipped, and there is a guest bathroom, laundry room, and access to terraces both at the front and back of the home. Upstairs, the master bedroom awaits with its own balcony and stunning sea views. It features a spacious walk-in closet and a private bathroom, enhancing both comfort and quality in daily living. On the same floor, there are two additional bedrooms and another full bathroom. In the basement there is a large storage and a multipurpose room. From this level, there is direct access to two private parking spaces. Terraces and Views to Enjoy From the balcony and spacious terraces, you can enjoy wonderful views of the pool area, the sea, and the mountains – a harmonious combination that makes everyday living feel special. Close to the Beach, City, and Airport Within a few minutes on foot, you will find restaurants, cafés, and grocery stores. The beach and promenade are just a four-minute walk away, and the Miramar shopping center is six minutes away. A twenty-minute walk takes you to the city center and Málaga Airport is only 20 minutes by car. A Home to Look Forward To This townhouse combines exclusivity and community with an unbeatable location close to nature, the beach, and the city’s vibrant life. A home to look forward to – and to enjoy for many years.

### Setting

- ✓ Town
- ✓ Suburban
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

### Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

### Kitchen

- ✓ Fully Fitted

### Category

- ✓ Investment
- ✓ Luxury

### Orientation

- ✓ North East
- ✓ South East
- ✓ South
- ✓ South West

### Views

- ✓ Sea
- ✓ Pool
- ✓ Street

### Garden

- ✓ Communal

### Condition

- ✓ Excellent

### Features

- ✓ Near Transport
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Basement
- ✓ Fiber Optic

### Security

- ✓ Alarm System

### Pool

- ✓ Communal
- ✓ Children`s Pool

### Furniture

- ✓ Fully Furnished

### Parking

- ✓ Underground
- ✓ Garage
- ✓ More Than One
- ✓ Private





















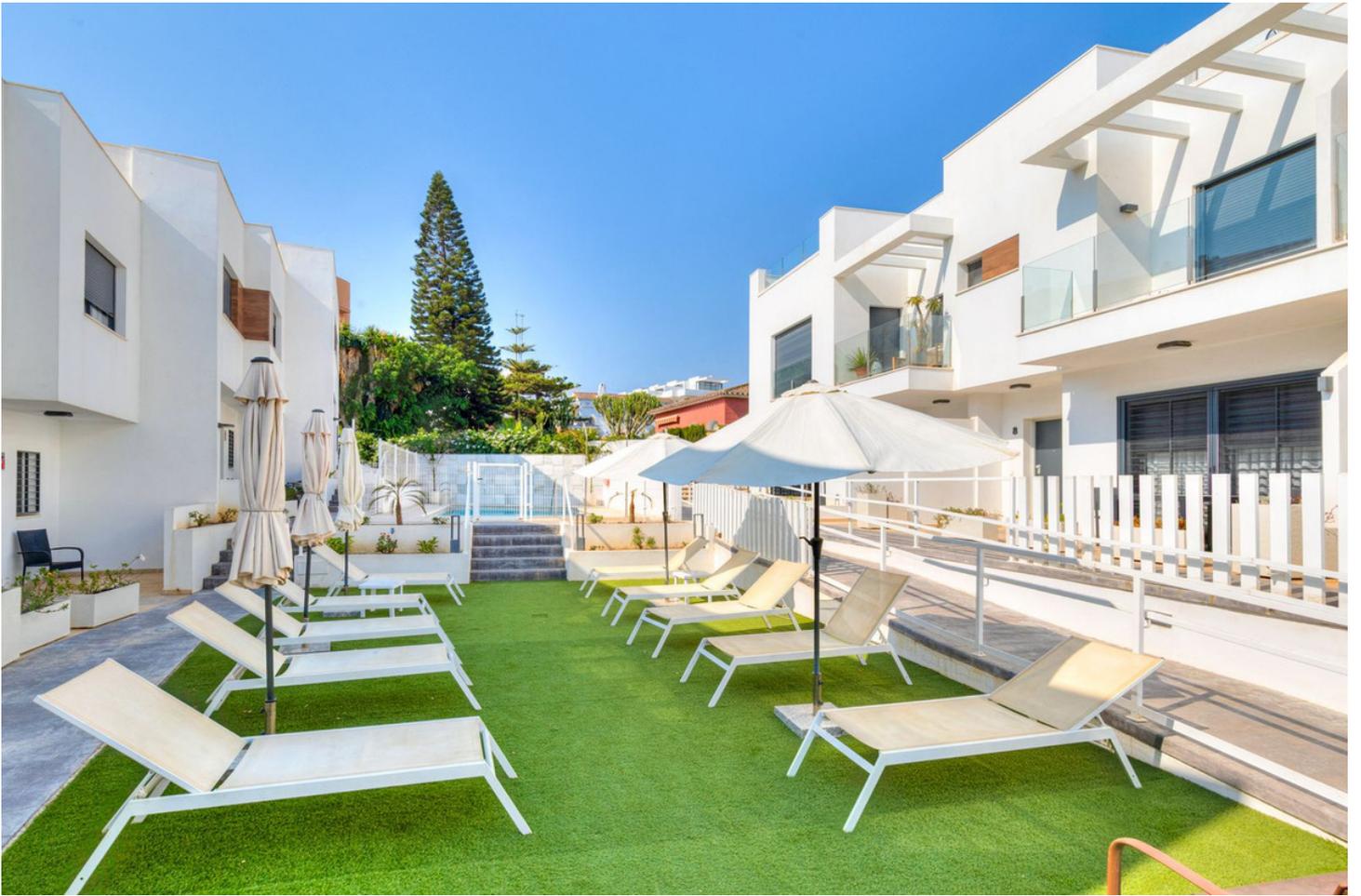








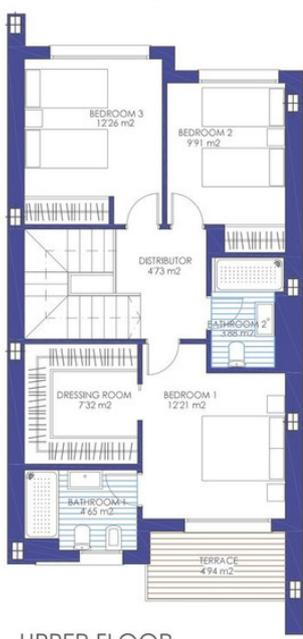




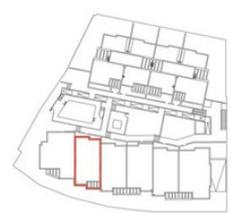
# HOUSE 2



GROUND FLOOR



UPPER FLOOR



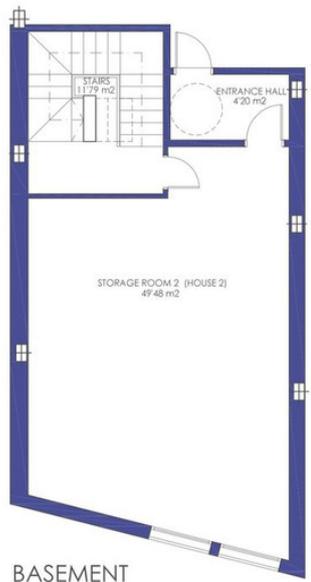
| CHALET N° 2   |                             |
|---|-----------------------------|
| <b>BUILD SURFACES:</b>  |                             |
| BASEMENT:   | 104.04 m <sup>2</sup>       |
| GROUND FLOOR:   | 65.20 m <sup>2</sup>        |
| UPPER FLOOR:  | 73.18 m <sup>2</sup>        |
| <b>TOTAL BUILT SURFACE:</b>                                   | <b>242.42 m<sup>2</sup></b> |
| <b>USEFUL SURFACES:</b>                                       |                             |
| GROUND FLOOR:   | 55.82 m <sup>2</sup>        |
| UPPER FLOOR:  | 54.96 m <sup>2</sup>        |
| <b>TOTAL USEFUL SURFACE:</b>                                  | <b>110.78 m<sup>2</sup></b> |
| <b>BASEMENT:</b>  |                             |
| Parking   | 25.00 m <sup>2</sup>        |
| Entrance Hall   | 4.20 m <sup>2</sup>         |
| Stairs-Distributor  | 11.79 m <sup>2</sup>        |
| Storage room + Multipurpose room                              | 49.48 m <sup>2</sup>        |
|   | 90.47 m <sup>2</sup>        |
| <b>TERRACES AND OPEN AREAS:</b>                               |                             |
| Front terrace:  | 25.74 m <sup>2</sup>        |
| Entrance terrace:   | 12.65 m <sup>2</sup>        |
| First floor terrace:  | 4.94 m <sup>2</sup>         |
|   | 43.33 m <sup>2</sup>        |
| <b>SURFACE HOUSING ACCORDING TO DECREE 218/2005</b>           |                             |
| USEFUL SURFACE:   | 121.86 m <sup>2</sup>       |
| BUILT SURFACE:  | 149.25 m <sup>2</sup>       |
| <small>(only housing, without parking or free spaces)</small> |                             |

Flavia Seagardens  
F U E N G I R O L A

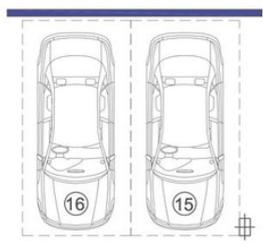
by Puerto Flavia SL

This document is not a contract and is provided for information only. The distribution and surface shown below may slightly vary due to technical reasons during building process. The only furniture included in the sale is kitchen furniture, which could be altered in terms of distribution and appearance from the one shown below

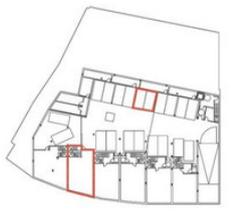
# HOUSE 2



BASEMENT



PARKING



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