

# Sales - Apartment - Fuengirola

## 245.000€

**Fuengirola**

**Apartment**

**Community: 540 EUR / year**

**IBI: 289 EUR / year**

**Rubbish: 53 EUR / year**



**2**



**2**



**81 m2**

Apartment for Sale in Fuengirola Centre – Excellent Investment Opportunity Wonderful investment opportunity in the heart of Fuengirola, just 300 meters from the beach, strategically located between the Local Police and National Police stations, in a well-established and secure area with all amenities nearby. The property is located on the second floor with lift access and offers approximately 65 m<sup>2</sup>. Being a corner unit, it benefits from excellent natural light and ventilation. The apartment is southwest/west facing, enjoying sunlight throughout most of the day. It comprises 2 bedrooms, 2 bathrooms, an independent kitchen and a cozy living room with access to a balcony overlooking the street. The property includes hot and cold air conditioning. The apartment requires renovation, making it an ideal opportunity to refurbish and significantly increase its value, either as a permanent residence or as a high-yield investment due to its prime central location. Expenses: Community fees: €45 / month IBI (property tax): €289 / year Rubbish tax: €53 / year

### Setting

- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools

### Views

- ✓ Street

### Security

- ✓ Gated Complex
- ✓ Entry Phone

### Orientation

- ✓ South West
- ✓ West

### Features

- ✓ Lift
- ✓ Near Transport
- ✓ Utility Room
- ✓ Marble Flooring
- ✓ Courtesy Bus

### Parking

- ✓ Street

### Condition

- ✓ Restoration Required

### Furniture

- ✓ Optional

### Utilities

- ✓ Electricity
- ✓ Drinkable Water

### Climate Control

- ✓ Air Conditioning

### Kitchen

- ✓ Not Fitted

### Category

- ✓ Bargain
- ✓ Cheap
- ✓ Investment









