

# Sales - Apartment - Fuengirola

## 325.000€

**Fuengirola**

**Apartment**

**IBI: 240 EUR / year**

**Rubbish: 53 EUR / year**



**2**



**1**



**86 m2**

Experience the privilege of enjoying the sea and tranquility without sacrificing comfort. For sale: a cozy 84 m<sup>2</sup> apartment in the sought-after Torreblanca area of Fuengirola, located in a private, gated community with gardens, a communal pool, and parking for residents. The well-maintained property offers a comfortable and functional layout:  Spacious and bright living room with access to a pleasant terrace overlooking the gardens and pool  Separate kitchen  Two bedrooms with built-in wardrobes  Full bathroom The terrace is perfect for enjoying breakfast in the sun, relaxing afternoons with a book, or al fresco dining in the pleasant Costa del Sol climate. Strategic location: Just 800 meters (10-minute walk) from the fantastic Torreblanca Beach Next to the commuter train station Bus stops nearby Excellent connections to the city center and airport An ideal property as a primary residence, second home, or investment. If you're looking for light, tranquility, a pool, and the beach just a short walk away... this could be your opportunity. For more information or to schedule a viewing, please don't hesitate to contact us. The price shown does not include taxes or fees. A 7% Property Transfer Tax (ITP) will be applied, in addition to notary fees (approx. 0.3%-0.5%) and Land Registry fees (approx. 0.1%-0.3%) on the sale price. The amounts indicated are for informational purposes only and may vary depending on the specific case. For this property, the approximate expenses will be: ITP: 22,750 Notary fees: Between 975 (0.3%) and 1,625 (0.5%) Land Registry fees: Between 325 (0.1%) and 975 (0.3%) The purchase of this property does not involve real estate brokerage fees for the buyer. The property is sold partially furnished.

### Setting

- Beachside
- Close To Sea
- Close To Town
- Urbanisation

### Climate Control

- Air Conditioning

### Kitchen

- Fully Fitted

### Category

- Holiday Homes
- Investment

### Orientation

- East

### Views

- Mountain
- Garden
- Pool

### Garden

- Communal

### Condition

- Good

### Features

- Lift
- Near Transport
- Private Terrace

### Security

- Gated Complex

### Pool

- Communal
- Children`s Pool

### Furniture

- Part Furnished

### Parking

- Communal

































