

Sales - Apartment - Fuengirola

620.000€

Fuengirola

Apartment

Community: 2,820 EUR / year IBI: 950 EUR / year

Rubbish: 100 EUR / year



2



2



102 m2

Apartment with tourist licence and strong rental returns in El Higuero – Fuengirola Exclusive apartment located in one of the most sought-after areas of the Costa del Sol, within the prestigious El Higuero community in Fuengirola. This property stands out not only for its contemporary design, brightness and excellent location, but also as an outstanding investment opportunity thanks to its active tourist licence in Fuengirola, which has become extremely difficult to obtain due to the restrictions introduced since April last year. The apartment has been successfully operated as a holiday rental property over the past three years. Gross rental income figures from the previous year can be made available to genuinely interested buyers. The property offers generous indoor and outdoor spaces, a pleasant terrace and a functional layout, making it ideal both as a private residence and as a premium holiday rental investment. Situated within a modern and well-maintained community, the apartment is just a few minutes from the beach, Carvajal train station and enjoys quick access to Málaga International Airport, Fuengirola, Marbella and Málaga city centre. Key Features: Active tourist licence included and transferable Excellent rental performance history. Proven rental income available Ideal investment or second home Strategic location near the airport Spacious terrace Modern and exclusive community Strong year-round rental demand Price: 620,000 El Higuero is renowned for its quality of life, security, green areas and access to premium facilities including the Sport Club, Spa, restaurants, Beach Club and excellent transport connections. An exceptional opportunity to acquire a turnkey property already generating income from day one in one of the Costa del Sol's most promising areas.

Setting

- ✓ Close To Sea
- ✓ Urbanisation

Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

Kitchen

- ✓ Fully Fitted

Utilities

- ✓ Electricity
- ✓ Photovoltaic solar panels

Orientation

- ✓ South

Views

- ✓ Sea
- ✓ Garden
- ✓ Pool
- ✓ Urban

Garden

- ✓ Communal

Category

- ✓ Golf
- ✓ Holiday Homes
- ✓ Luxury
- ✓ Resale

Condition

- ✓ Excellent
- ✓ Good

Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Private Terrace
- ✓ WiFi
- ✓ Guest Apartment
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Barbeque
- ✓ Double Glazing

Security

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ 24 Hour Security

Pool

- ✓ Communal

Furniture

- ✓ Fully Furnished

Parking

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ More Than One
- ✓ Communal



























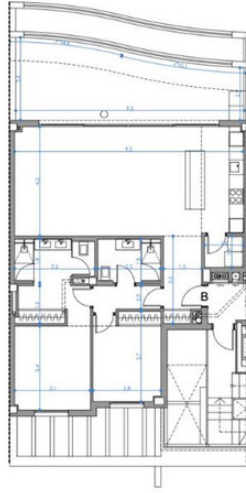








Nota: Documentación meramente informativa sujeta a cambios derivados del desarrollo del proyecto.



Total Útil	88.23m²
Total Construida	101.66m²
Sup. Útil s/Decreto 218/2005 BOJA(1)	97.05m²
Sup. Const. s/Decreto 218/2005 BOJA(2)	127.44m²

NOTA:

La superficie útil según Decreto 218/2005 se define como la superficie del suelo interior de la vivienda y el 50% de espacios exteriores privados (límitandose al 10% de la útil interior).

(1) Incluye la superficie útil interior y de las terrazas privadas.

(2) Incluye la superficie construida interior de las terrazas privadas y la parte proporcional de sus elementos comunes.

Parcela BA.10

Urbania "El Higuero"

