

## Sales - Apartment - Fuengirola

# 369.000€

**Fuengirola**

**Apartment**



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1



60 m2

Exclusive recently built apartment in Los Pacos, Fuengirola, featuring frontal sea views, a spacious terrace, and double parking included in the price. **IMPORTANT:** Although the property is located within a newly built development, the sale will be carried out as a resale transaction, meaning the buyer will not have to pay the usual 10% VAT applicable to new developments. Instead, only the Property Transfer Tax (ITP) will apply, currently set at 7% in Andalusia, representing a significant saving on purchase costs. The property will be deeded in June 2026. Located in one of the most sought-after areas of Fuengirola, Los Pacos, just a few steps from the new health centre, surrounded by all essential services, and only a 9-minute walk from the beach. The apartment stands out for its spaciousness and natural light. It offers a total built area of 75 m<sup>2</sup>, including a spectacular south-facing terrace with frontal sea views, perfect for enjoying sunshine throughout most of the day and beautiful sunrises. The property comprises: • Entrance hall • Spacious bedroom of approximately 12 m<sup>2</sup> with built-in wardrobe • Full bathroom with walk-in shower • Separate laundry room • Bright open-plan living and dining area with integrated kitchen of approximately 21 m<sup>2</sup> • Large south-facing terrace with open views of the Mediterranean Sea The residential complex features a rooftop communal swimming pool, offering a modern and exclusive environment. In addition, the price includes a double parking space with capacity for two vehicles, a highly unusual added value in this area. Surface areas: • Total built area: 75 m<sup>2</sup> • Total usable area: 61.93 m<sup>2</sup> • Interior usable area: 43.14 m<sup>2</sup> • Terrace usable area: 18.79 m<sup>2</sup> An excellent opportunity both as a permanent residence, holiday home, or investment in one of the most desirable and promising areas of the Costa del Sol.

### Setting

- ✓ Town
- ✓ Close To Shops
- ✓ Close To Sea

### Climate Control

- ✓ Air Conditioning

### Kitchen

- ✓ Fully Fitted

### Orientation

- ✓ South

### Views

- ✓ Sea

### Parking

- ✓ Covered
- ✓ More Than One

### Condition

- ✓ Excellent
- ✓ New Construction

### Features

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Solarium
- ✓ Utility Room
- ✓ Double Glazing

### Pool

- ✓ Communal

### Furniture

- ✓ Not Furnished





