

## Sales - Apartment - Fuengirola

# 274.000€

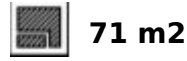
**Fuengirola**

**Apartment**

**Community: 708 EUR / year**

**IBI: 230 EUR / year**

**Rubbish: 76 EUR / year**



INVESTMENT IN CENTRAL FUENGIROLA – GUARANTEED RENT AND SECURED TENANCY For sale: a 2-bedroom, 1-bathroom apartment in the heart of Fuengirola (Calle Goya). It is situated in a modern, recently built (2020) building, just a short walk from the beach, the train station, City Hall, shops, and all amenities. The property features: • 2 bedrooms • 1 full bathroom • Living-dining room with an open-plan kitchen (over 23 m<sup>2</sup>) • Air conditioning • Fully equipped kitchen • Excellent condition Surface area: • 75 m<sup>2</sup> built area (including common areas) • 60.83 m<sup>2</sup> built area • 51.53 m<sup>2</sup> usable area The property is being sold with tenants in place and a lease agreement valid until April 2026. The current rent is €1,150 per month, managed by a company specializing in comprehensive rental management and non-payment protection. The management and guarantee service costs the owner 6% of the rent plus VAT, ensuring secure payments and professional lease management. Ideal for investors seeking a modern, centrally located property that generates income from day one. Exceptional location in one of the Costa del Sol's most sought-after areas for both residential living and tourism. Please do not hesitate to contact us for more information or to arrange a viewing.

### Setting

- ✓ Town
- ✓ Close To Shops

### Views

- ✓ Urban

### Category

- ✓ Investment

### Orientation

- ✓ East

### Features

- ✓ Lift
- ✓ Fiber Optic

### Condition

- ✓ Excellent

### Furniture

- ✓ Fully Furnished

### Climate Control

- ✓ Air Conditioning

### Kitchen

- ✓ Fully Fitted



























