

**Ref.-ID: MIBGR5305249**

**Riviera del Sol**

**Apartment**

**Community: 1,080 EUR / year**

**IBI: 648 EUR / year**



SEA VIEWS + TOURIST LICENSE: Renovated 2-bed apartment walking distance to the beach Located in the well-known complex Mercurio in Riviera del Sol, this south-facing 2-bedroom apartment offers beautiful sea views between the surrounding buildings and excellent walking distance to all amenities. The property has a built area of 74 m<sup>2</sup> (including terrace) and consists of: 2 bedrooms 1 bathroom Open-plan kitchen Bright living area with direct access to the covered terrace The apartment was originally built in 1983 and is in good overall condition. The kitchen and bathroom have been renovated in recent years. Finishes are not high-end but practical and well maintained, making the property ideal as a comfortable second home or rental investment. The south-facing covered terrace enjoys sun throughout the day and offers pleasant sea views. There is enough space for a lounge set, dining table and additional seating. Additional features: Sold fully furnished Air conditioning (installed 1 year ago) Building exterior completely repainted approximately 9 months ago Communal swimming pool Tourist rental license in place Street parking (generally available) The property is within walking distance to the beach, supermarket, restaurants and other amenities. A tennis and sports club is located around the corner. Due to its central location, a car is not essential. An excellent option as a holiday home, rental investment or lock-up-and-leave property on the Costa del Sol. The apartment is accessed via one flight of stairs down and the building does not have a lift.

**Setting**

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Electricity

**Orientation**

- ✓ South

**Views**

- ✓ Sea
- ✓ Urban
- ✓ Street

**Garden**

- ✓ Communal

**Category**

- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale

**Condition**

- ✓ Good
- ✓ Fair

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Fiber Optic

**Security**

- ✓ Gated Complex

**Pool**

- ✓ Communal

**Furniture**

- ✓ Fully Furnished

**Parking**

- ✓ Street







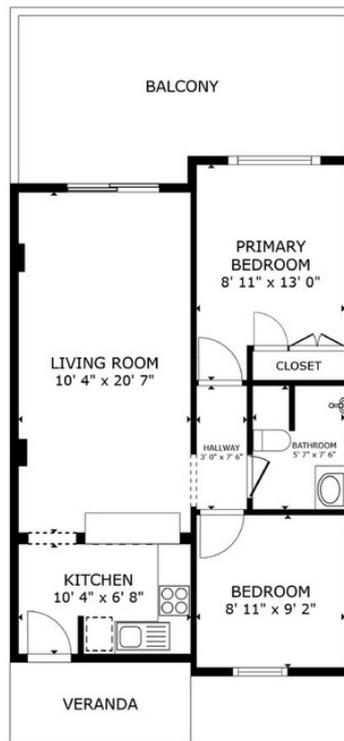
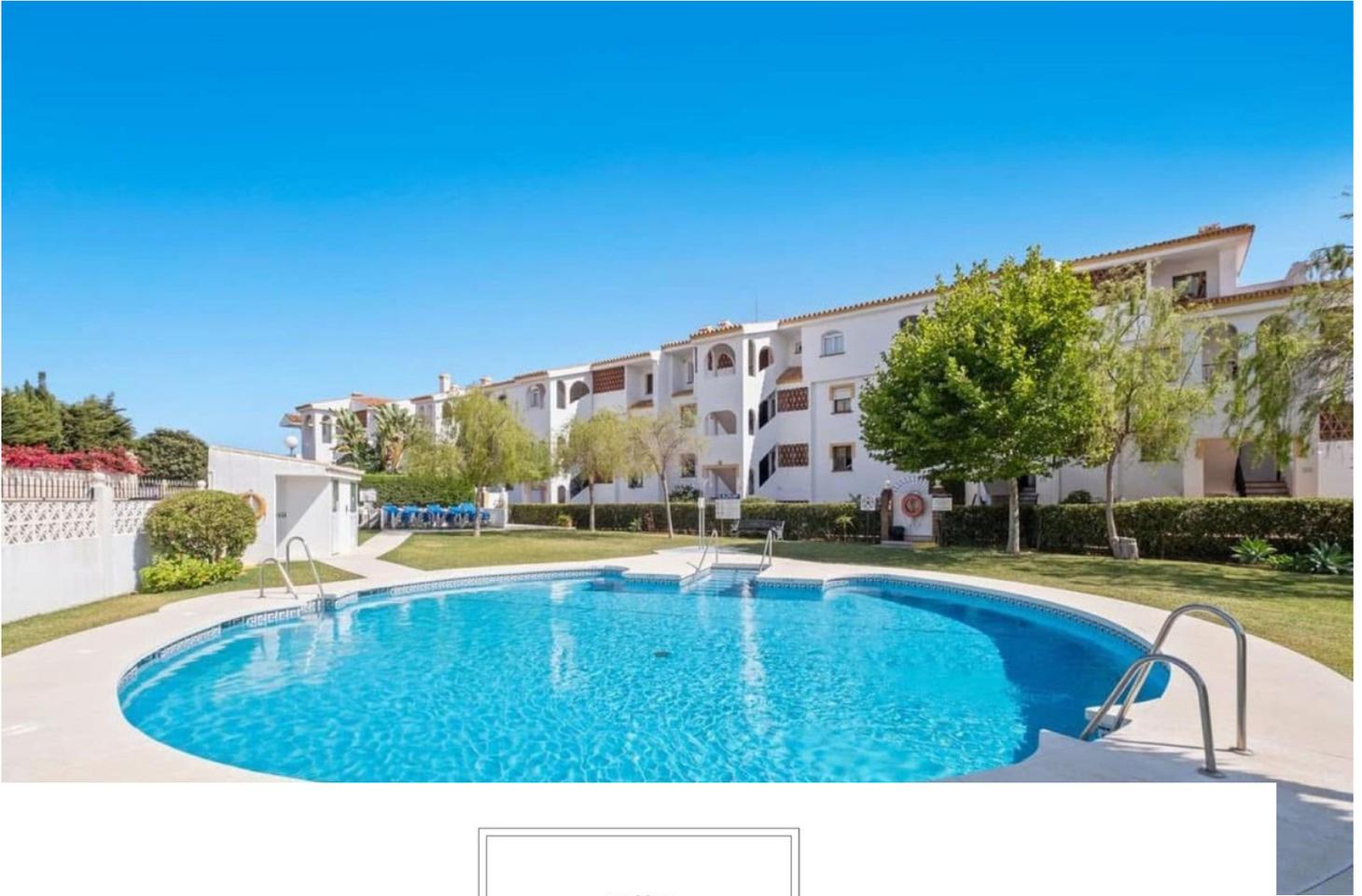












FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 567 sq.ft.  
 EXCLUDED AREAS : BALCONY 183 sq.ft. VERANDA 54 sq.ft.  
 TOTAL : 567 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







