

# Продажа - Апартамент - Fuengirola 369.000€



Ref.-ID: MIBGR5389915

Fuengirola

Апартамент



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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.

**Расположение**

- ✓ Город
- ✓ Рядом с магазинами
- ✓ Рядом с морем

**Особенности**

- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Солярий
- ✓ Подсобное помещение
- ✓ Двойные стеклопакеты

**ОРИЕНТАЦИЯ**

- ✓ Юг

**Мебель**

- ✓ Без мебели

**Состояние**

- ✓ Отличное
- ✓ Новое строительство

**Кухня**

- ✓ Полностью оборудованная

**бассейн**

- ✓ Общий

**Парковка**

- ✓ С навесом
- ✓ Более чем один

**Климат-контроль**

- ✓ Кондиционер

**ВИД**

- ✓ Море