

# Продажа - Дом - Fuengirola

## 825.000€

Fuengirola

Дом



6



5



276 m2

Building for Sale in Prime Location – Second Line to the Beach in Fuengirola An exceptional investment opportunity, just 150 meters from the sea, in one of the most sought-after areas of Fuengirola. Ideal for short-term or long-term rental, increasing your property portfolio, or taking advantage of a quick resale opportunity in a high-demand location. Layout and Potential: The building consists of 3 independent apartments and a storage room, offering versatility and high rental potential: - Ground Floor (66 m<sup>2</sup>): 2 bedrooms, 1 bathroom, living room, kitchen, and 11 m<sup>2</sup> patio. Includes a 19 m<sup>2</sup> storage room that could be converted into a third bedroom for the ground floor apartment, as one wall connects to the patio and kitchen, or it could remain as an independent studio. - First Floor – 1-Bedroom Penthouse (52 m<sup>2</sup>): Renovated less than 4 years ago with high-quality finishes. Currently occupied; the tenant has not paid rent for over 2 years. The eviction process is underway following the November 2025 court ruling and is expected to be completed later this year. - Duplex Penthouse (135 m<sup>2</sup>): 3 bedrooms, 2 bathrooms, living room with balcony, kitchen, laundry room, terrace shared by two bedrooms, and solarium with partial sea views. - Price: €825,000 (recently reduced from €855,000). Investment Highlights: - The average price of a 2-bedroom apartment in the area is around €450,000, providing strong potential for appreciation. - Properties in this second line to the beach appreciate annually by at least 20%, making this building a highly attractive long-term investment. - According to current urban planning regulations, the building is allowed ground floor + 2 floors (3 floors total), so it could be reconfigured into up to 6 apartments, maximizing rental income and long-term value. - Long-term rental: a similar 3-bedroom apartment on the same street rents for €2,800/month. - Short-term rental: approximately €2,800/week. Key Notes: - The building is at the maximum permitted height of 3 floors (ground + 2). - Excellent location, established area, high demand, and strong appreciation potential. This is a unique opportunity for investors and developers to acquire a high-potential building in Costa del Sol at a competitive price. If you need more information or wish to schedule a visit, please do not hesitate to contact us.

### Расположение

- ✓ Город
- ✓ Коммерческая зона
- ✓ На побережье
- ✓ Порт
- ✓ Рядом с портом
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Порт
- ✓ Рядом с портом

### Мебель

- ✓ Полностью меблированный

### ОРИЕНТАЦИЯ

- ✓ Север

### Кухня

- ✓ Полностью оборудованная

### Состояние

- ✓ Хорошее

### Коммунальные услуги

- ✓ Электричество
- ✓ Питьевая вода
- ✓ Фотоэлектрические солнечные панели

### Особенности

- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ Солярий
- ✓ WiFi
- ✓ Кладовка
- ✓ Ванная комната
- ✓ Мраморные полы
- ✓ Двойные стеклопакеты

### Категория

- ✓ Дешевая
- ✓ Инвестиции











































































