

## Sales - Apartment - Fuengirola

### 260.000€



**Ref.-ID: R5006473**

**Fuengirola**

**Apartment**

**Community: 564 EUR / year**

**IBI: 359 EUR / year**



**1**



**1**



**52 m2**

Unique opportunity in Los Boliches We present a fully furnished and ready to move into property, with everything you need to enjoy a comfortable and modern lifestyle. Located just 2 minutes from the beach and 1 minute from the train station, this property offers an unbeatable location, with direct access to the best amenities and services in the area. Outstanding features: - Full accessibility: The property has disabled access and a lift for added convenience. - Year-round comfort: Enjoy a perfect climate thanks to the independent hot/cold air conditioning. - Fully equipped kitchen: With oven, microwave, fridge, freezer, dishwasher and more, everything you need for your day to day life. - En suite bathroom: The master bedroom has a private bathroom for your total privacy and comfort. - Terrace: An outdoor space where you can relax and enjoy the good weather. - Pets welcome: The property accepts pets, so you can share your home with your furry companions. Smart investment: - Vacation rental license available, offering you an excellent opportunity to generate additional income if you decide to rent it out in the short term. - Energy certification B, which guarantees efficiency and savings in energy consumption. With a community fee of only 47,84 €/month and an IBI of 359 €/year, this property is an affordable and profitable option in one of the most sought after areas of Fuengirola.

- Setting**
- ✓ Town
  - ✓ Commercial Area
  - ✓ Beachside
  - ✓ Close To Shops
  - ✓ Close To Sea
  - ✓ Close To Schools

- Orientation**
- ✓ North
  - ✓ North West

- Condition**
- ✓ Excellent

- Climate Control**
- ✓ Air Conditioning
  - ✓ Hot A/C
  - ✓ Cold A/C

- Views**
- ✓ Street

- Features**
- ✓ Covered Terrace
  - ✓ Lift
  - ✓ Fitted Wardrobes
  - ✓ Near Transport
  - ✓ WiFi
  - ✓ Access for people with reduced mobility
  - ✓ Double Glazing
  - ✓ Fiber Optic

- Furniture**
- ✓ Fully Furnished

- Kitchen**
- ✓ Fully Fitted

- Security**
- ✓ Gated Complex

- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water
  - ✓ Telephone

- Category**
- ✓ Distressed
  - ✓ Investment