

**Sales - Apartment - Fuengirola**  
**620.000€**



**Ref.-ID: R5378713**

**Fuengirola**

**Apartment**

**Community: 2,820 EUR / year**

**IBI: 950 EUR / year**

**Rubbish: 100 EUR / year**



**2**



**2**



**102 m2**

Apartment with tourist licence and strong rental returns in El Higuerón - Fuengirola Exclusive apartment located in one of the most sought-after areas of the Costa del Sol, within the prestigious El Higuerón community in Fuengirola. This property stands out not only for its contemporary design, brightness and excellent location, but also as an outstanding investment opportunity thanks to its active tourist licence in Fuengirola, which has become extremely difficult to obtain due to the restrictions introduced since April last year. The apartment has been successfully operated as a holiday rental property over the past three years. Gross rental income figures from the previous year can be made available to genuinely interested buyers. The property offers generous indoor and outdoor spaces, a pleasant terrace and a functional layout, making it ideal both as a private residence and as a premium holiday rental investment. Situated within a modern and well-maintained community, the apartment is just a few minutes from the beach, Carvajal train station and enjoys quick access to Málaga International Airport, Fuengirola, Marbella and Málaga city centre. Key Features:  Active tourist licence included and transferable  Excellent rental performance history. Proven rental income available  Ideal investment or second home  Strategic location near the airport  Spacious terrace  Modern and exclusive community  Strong year-round rental demand Price:  620,000 El Higuerón is renowned for its quality of life, security, green areas and access to premium facilities including the Sport Club, Spa, restaurants, Beach Club and excellent transport connections. An exceptional opportunity to acquire a turnkey property already generating income from day one in one of the Costa del Sol's most promising areas.

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| <b>Setting</b><br><input checked="" type="checkbox"/> Close To Sea<br><input checked="" type="checkbox"/> Urbanisation                                                                                                                                                                                                                                                                                                                                                                         | <b>Orientation</b><br><input checked="" type="checkbox"/> South                                                                                                                                              | <b>Condition</b><br><input checked="" type="checkbox"/> Excellent<br><input checked="" type="checkbox"/> Good | <b>Pool</b><br><input checked="" type="checkbox"/> Communal   | <b>Climate Control</b><br><input checked="" type="checkbox"/> Air Conditioning<br><input checked="" type="checkbox"/> Hot A/C<br><input checked="" type="checkbox"/> Cold A/C<br><input checked="" type="checkbox"/> U/F Heating<br><input checked="" type="checkbox"/> U/F/H Bathrooms | <b>Views</b><br><input checked="" type="checkbox"/> Sea<br><input checked="" type="checkbox"/> Garden<br><input checked="" type="checkbox"/> Pool<br><input checked="" type="checkbox"/> Urban                                                                      |
| <b>Features</b><br><input checked="" type="checkbox"/> Covered Terrace<br><input checked="" type="checkbox"/> Lift<br><input checked="" type="checkbox"/> Private Terrace<br><input checked="" type="checkbox"/> WiFi<br><input checked="" type="checkbox"/> Guest Apartment<br><input checked="" type="checkbox"/> Storage Room<br><input checked="" type="checkbox"/> Ensuite Bathroom<br><input checked="" type="checkbox"/> Barbeque<br><input checked="" type="checkbox"/> Double Glazing | <b>Furniture</b><br><input checked="" type="checkbox"/> Fully Furnished                                                                                                                                      | <b>Kitchen</b><br><input checked="" type="checkbox"/> Fully Fitted                                            | <b>Garden</b><br><input checked="" type="checkbox"/> Communal | <b>Security</b><br><input checked="" type="checkbox"/> Gated Complex<br><input checked="" type="checkbox"/> Entry Phone<br><input checked="" type="checkbox"/> 24 Hour Security                                                                                                         | <b>Parking</b><br><input checked="" type="checkbox"/> Underground<br><input checked="" type="checkbox"/> Garage<br><input checked="" type="checkbox"/> Covered<br><input checked="" type="checkbox"/> More Than One<br><input checked="" type="checkbox"/> Communal |
| <b>Utilities</b><br><input checked="" type="checkbox"/> Electricity<br><input checked="" type="checkbox"/> Photovoltaic solar panels                                                                                                                                                                                                                                                                                                                                                           | <b>Category</b><br><input checked="" type="checkbox"/> Golf<br><input checked="" type="checkbox"/> Holiday Homes<br><input checked="" type="checkbox"/> Luxury<br><input checked="" type="checkbox"/> Resale |                                                                                                               |                                                               |                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                     |