

**Sales - Commercial - Fuengirola**  
**1.350.000€**

**www.arbatestates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatestates.com**



**Ref.-ID: R5068381**

**Fuengirola**

**Commercial**

**Community: 33,120 EUR / year**

**IBI: 912 EUR / year**

**Rubbish: 100 EUR / year**



**13**



**10**



**358 m2**

Nestled in the heart of the city, just steps from the beach, vibrant shops, and the train station, this highly sought-after hostel offers unmatched convenience and profitability. Boasting excellent reviews, high occupancy rates, and a reputation for cleanliness and outstanding customer service, it's a proven success. Highlights include: Prime Location: Less than 5 minutes to golden sandy beaches and major transport links. Comfort & Amenities: 12 well-maintained rooms (9 with private bathrooms and A/C, 3 shared), balconies, WiFi, TV, and air conditioning in most rooms. Facilities: Two large outdoor swimming pools, gardens, an in-house laundry service, staff kitchen, common refrigerator, and elevator access. Operational Excellence: Fully furnished, equipped, and in good condition. The owners offer transitional support and training for seamless takeover. Financial & Investment Details: High profitability with room rates ranging from €40 to €110 depending on the season. Annual taxes and community fees are manageable, making this a lucrative opportunity. This single-floor property features 169 m<sup>2</sup> of functional space, accommodating 29-30 guests comfortably. It's a turnkey investment with proven success and excellent future potential. Don't miss out on owning this highly profitable, well-located hostel with all the amenities and support you need to succeed. Contact us today for more details!

|   |  |  |  |  |   |
|---|--|--|--|--|---|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Town</li><li>✓ Commercial Area</li><li>✓ Port</li><li>✓ Close To Port</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Marina</li><li>✓ Close To Marina</li></ul> | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ North</li><li>✓ North East</li><li>✓ East</li><li>✓ South East</li><li>✓ South West</li><li>✓ West</li><li>✓ North West</li></ul> | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Good</li></ul>  | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>   | <b>Views</b> <ul style="list-style-type: none"><li>✓ Panoramic</li><li>✓ Garden</li><li>✓ Urban</li><li>✓ Street</li></ul> | <b>Features</b> <ul style="list-style-type: none"><li>✓ Lift</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ WiFi</li><li>✓ Storage Room</li><li>✓ Utility Room</li><li>✓ Ensuite Bathroom</li><li>✓ Access for people with reduced mobility</li><li>✓ Bar</li><li>✓ Double Glazing</li><li>✓ Car Hire Facility</li><li>✓ Near Mosque</li><li>✓ Staff Accommodation</li><li>✓ Near Church</li></ul> |
| <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Fully Furnished</li></ul>  | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Partially Fitted</li></ul>  | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul> | <b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li><li>✓ Entry Phone</li><li>✓ 24 Hour Security</li></ul> | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Open</li><li>✓ Street</li></ul>                                     | <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li><li>✓ Telephone</li><li>✓ Gas</li></ul>  |
| <b>Category</b> <ul style="list-style-type: none"><li>✓ Bargain</li><li>✓ Cheap</li><li>✓ Investment</li></ul>  |  |  |  |  |   |