EK
ARBAT ESTATES

Sales - Apartment - Fuengirola

467.000€

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







Ref.-ID: R5335612 | **Fuengirola** | **Apartment**

Community: 960 EUR / year | **IBI: 327 EUR / year** | **Rubbish: 109 EUR / year** | **3** | **1.5** | **88 m2**

We present an exceptional real estate opportunity in the heart of Fuengirola. This apartment (previously used as a medical practice for over four decades) has great potential to be transformed to suit your needs and personal tastes. With 89 m² built and 82 m² of usable space, its current state allows for multiple creative options thanks to the renovation you can undertake. Its prime location, just 500 meters from the Mediterranean Sea, will allow you to enjoy not only the Andalusian sun but also easy access to everything you need for a vibrant and interesting lifestyle. The property (originally with 4 bedrooms) currently comprises a master double bedroom and two additional single bedrooms, ideal for families or as a rental investment; it also includes a full bathroom along with an additional toilet for extra convenience when sharing spaces between residents or guests. Nearby, you will find renowned schools as well as children's play areas perfect for little ones to enjoy the outdoors. Services and restaurants are readily available, and you'll also have easy access via public transport, whether local buses or trains that quickly connect to other attractive destinations, especially during peak season when you can make the most of this wonderful Spanish coastal region. The price shown does not include taxes or fees. A 7% Transfer Tax (ITP) will be applied, in addition to notary fees (approx. 0.3%–0.5%) and Property Registry fees (approx. 0.1%–0.3%) on the sale price. The amounts indicated are for informational purposes only and may vary depending on the specific case. For this property, the approximate costs will be: Property Transfer Tax (7%): □32,690 Notary fees: Between □1,401 (0.3%) and □2,335 (0.5%) Land Registry fees: Between □467 (0.1%) and □1,401 (0.3%) The purchase of this property does not involve real estate brokerage fees for the buyer. The property is sold partially furnished. If you want it, I have it. #thinkofme

Setting
- ✔ Town
- ✔ Commercial Area
- ✔ Beachside
- ✔ Village
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea

Orientation
- ✔ South West Orientation

Condition
- ✔ Renovation Required
- ✔ Restoration Required

Climate Control
- ✔ Air Conditioning

Views
- ✔ Street Views

Features
- ✔ Lift
- ✔ Near Transport
- ✔ Satellite TV
- ✔ Disabled Access

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Not Fitted Kitchen

Parking
- ✔ Street Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Gas

Category
- ✔ Investment