

# Продажа - Апартамент - Fuengirola

## 325.000€



**Ref.-ID: R5346286**

**Fuengirola**

**Апартамент**

**ИБИ: 240 EUR / год**

**Мусор: 53 EUR / год**



**2**



**1**



**86 m2**

Experience the privilege of enjoying the sea and tranquility without sacrificing comfort. For sale: a cozy 84 m<sup>2</sup> apartment in the sought-after Torreblanca area of Fuengirola, located in a private, gated community with gardens, a communal pool, and parking for residents. The well-maintained property offers a comfortable and functional layout: □ Spacious and bright living room with access to a pleasant terrace overlooking the gardens and pool □ Separate kitchen □ Two bedrooms with built-in wardrobes □ Full bathroom The terrace is perfect for enjoying breakfast in the sun, relaxing afternoons with a book, or al fresco dining in the pleasant Costa del Sol climate. Strategic location: Just 800 meters (10-minute walk) from the fantastic Torreblanca Beach Next to the commuter train station Bus stops nearby Excellent connections to the city center and airport An ideal property as a primary residence, second home, or investment. If you're looking for light, tranquility, a pool, and the beach just a short walk away... this could be your opportunity. For more information or to schedule a viewing, please don't hesitate to contact us. The price shown does not include taxes or fees. A 7% Property Transfer Tax (ITP) will be applied, in addition to notary fees (approx. 0.3%-0.5%) and Land 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 expenses will be: ITP: □22,750 Notary fees: Between □975 (0.3%) and □1,625 (0.5%) Land Registry fees: Between □325 (0.1%) and □975 (0.3%) The purchase of this property does not involve real estate brokerage fees for the buyer. The property is sold partially furnished.

**Расположение**

- ✓ На побережье
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Урбанизация

**Особенности**

- ✓ Лифт
- ✓ Рядом с транспортом
- ✓ Приватная терраса

**Категория**

- ✓ Дома для отдыха
- ✓ Инвестиции

**ОРИЕНТАЦИЯ**

- ✓ Восток

**Мебель**

- ✓ Частично меблированный

**Состояние**

- ✓ Хорошее

**Кухня**

- ✓ Полностью оборудованная

**бассейн**

- ✓ Общий
- ✓ Детский бассейн

**Сад**

- ✓ Общественный

**Климат-контроль**

- ✓ Кондиционер

**меры безопасности**

- ✓ Огражденный комплекс

**ВИД**

- ✓ Горы
- ✓ Сад
- ✓ Бассейн

**Парковка**

- ✓ Общая