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Apartment in Fuengirola

Reference: R5335612



Bedrooms: 3

Bathrooms: by request

M² Build size: 88

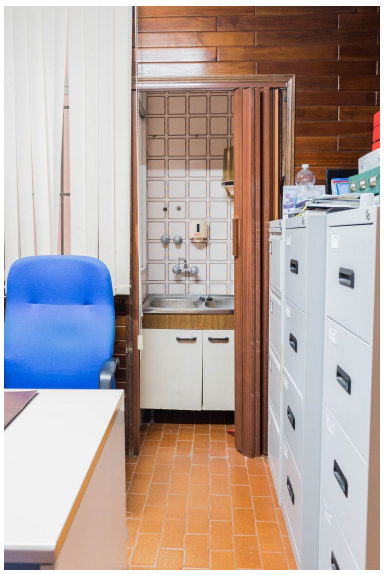
Price: 467,000 €

Status: Sale

Property Type: Apartment

Parking places: by request

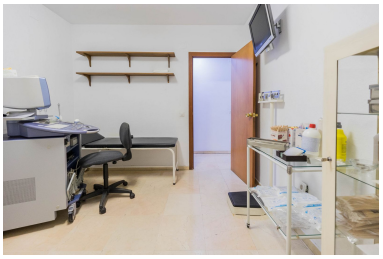
M² Plot Size:













Overview:

Luxury Realty proudly presents an exceptional real estate opportunity, perfectly situated in the vibrant heart of Fuengirola, a coveted jewel of Spain’s Costa del Sol. This distinguished apartment, with a rich history of over four decades as a respected medical practice, now stands ready to embark on its next chapter. It offers an unparalleled canvas for a discerning owner to craft a magnificent residence tailored precisely to their personal tastes and lifestyle aspirations.

A Vision for Bespoke Transformation

Encompassing a generous 89 m² of built space and 82 m² of usable area, this property’s current configuration provides a unique advantage for a comprehensive and imaginative renovation. Far from a mere cosmetic update, this is an invitation to engage in a bespoke transformation, allowing you to design every detail from the ground up. Envision an open-plan living area bathed in the glorious Andalusian light, a gourmet kitchen equipped with state-of-the-art appliances, and elegantly appointed bathrooms that serve as private sanctuaries. The inherent flexibility of the space, previously designed for professional functionality, means it can be re-imagined into a contemporary urban oasis, a charming family home, or a sophisticated rental investment.

Unrivalled Location: The Heart of Fuengirola

This property boasts a truly prime location, merely 500 meters from the shimmering shores of the Mediterranean Sea. Fuengirola, nestled in the sun-drenched region of Southern Spain, is renowned for its golden beaches, vibrant promenade, and a rich tapestry of culture and tradition. Living here grants you immediate access to the celebrated Andalusian sun, ensuring an exceptional outdoor lifestyle almost year-round. Beyond the beach, the location offers seamless access to an abundance of amenities and experiences that define a luxurious coastal life.

Stroll along the bustling Paseo Marítimo, discover charming chiringuitos serving the freshest seafood, or indulge in the diverse culinary scene ranging from authentic tapas bars to exquisite fine-dining restaurants. Fuengirola is a dynamic hub of activity, featuring leisure ports, world-class golf courses, and a vibrant calendar full of cultural events and festivals throughout the year. For families, the proximity to renowned international schools and thoughtfully designed children's play areas further enhances the appeal, offering convenience and quality of life for little ones to enjoy the outdoors.

Designed for Versatility and Modern Comfort

Originally designed as a four-bedroom layout, the apartment currently comprises a master double bedroom and two additional single bedrooms. This versatile arrangement is ideal for families seeking ample space, or for those considering the property as a lucrative rental investment in a highly sought-after tourist destination. The residence also includes a full bathroom complemented by an additional toilet, offering invaluable convenience and privacy for residents and guests alike.

The opportunity to personalize this space means you can craft a home that perfectly suits your needs, whether it's creating a dedicated home office, an artist's studio, or expanding living areas. The property is sold partially furnished, providing a practical foundation while still allowing for significant interior design choices to reflect your unique style.

Seamless Connectivity and Lifestyle

Beyond the immediate comforts, this location ensures outstanding connectivity. A plethora of services, boutique shops, and gourmet restaurants are within easy reach. Public transport links are exceptional, with local buses and a efficient train service providing rapid connections to other attractive destinations along the Costa del Sol and inland. Whether you wish to explore the historic charm of Malaga city, the glamour of Marbella, or the quaint white villages scattered throughout Andalusia, connectivity is effortless. This ease of access is particularly advantageous during peak seasons, allowing residents and visitors to fully immerse themselves in the rich experiences this wonderful Spanish coastal region offers.

Your Investment in the Andalusian Dream

This property represents more than just a home; it is an investment in a distinguished lifestyle, an opportunity to create a bespoke haven in one of Southern Spain's most desirable locations. Embrace the potential for a personalized transformation and secure your place in the sun, where comfort, convenience, and Mediterranean charm converge.

Important Considerations for Your Investment

Potential buyers are advised that the advertised price does not encompass applicable taxes and associated fees. A Property Transfer Tax (ITP) of 7% will be applied to the sale price. In addition, notary fees, typically ranging from approximately 0.3% to 0.5% of the sale price, and Property Registry fees, estimated between 0.1% and 0.3% of the sale price, will be incurred. Please note that the amounts provided are for informational purposes only and may be subject to variation depending on the specific circumstances of the transaction.

For this exceptional property, the approximate associated costs are detailed as follows:

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%)

We are pleased to confirm that the purchase of this distinguished property does not involve any real estate brokerage fees for the buyer, offering a streamlined acquisition process.

The property is sold partially furnished, providing a practical foundation for your renovation and design aspirations.

Features:

None, Air conditioning, Lift, Parking, Investment