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Luxury Realty
real estate

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Apartment in Los Boliches

Reference: R5449186



Bedrooms: 1
Bathrooms: 1
M² Build size: 46
Price: 249,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

Exceptional Coastal Living & Investment: Apartment with Tourist License in Los Boliches, 100m from the Beach

Luxury Realty is proud to present an extraordinary opportunity for discerning buyers: a prime apartment perfectly positioned just 100 meters from the sun-drenched beaches of Los Boliches, on Spain's beautiful Costa del Sol. This property isn't just a place to live; it's a strategically viable investment boasting a fully valid Tourist License, ready to generate immediate rental income from day one. Whether you dream of a personal seaside retreat or a high-performing asset in a coveted location, this apartment offers the best of both worlds, blending unparalleled lifestyle convenience with significant financial promise.

Discover the Charm of Los Boliches, Southern Spain

Nestled in the vibrant heart of Los Boliches, a cherished district within Fuengirola, this apartment benefits from an enviable coastal lifestyle that truly defines Southern Spain. Los Boliches is renowned for its picturesque sandy beaches, authentic Andalusian charm, and a lively, welcoming atmosphere that captivates residents and visitors alike. From leisurely strolls along the meticulously maintained promenade to savoring exquisite local cuisine at its numerous acclaimed restaurants and bustling tapas bars, every convenience and pleasure is at your fingertips. The area offers an abundance of supermarkets, charming boutique shops, essential pharmacies, and excellent public transport links, including bus stops just moments away, ensuring seamless connectivity to the wider Costa del Sol. Imagine waking up to the gentle sea breeze and having the pristine Mediterranean waters a mere two-minute walk from your doorstep, offering daily moments of relaxation and beauty.

Exquisite Features for Comfort and Style

Spanning a practical 46 m² of usable area, this meticulously maintained apartment maximizes comfort and functionality, presenting a turnkey solution for immediate enjoyment. It comprises a tranquil and inviting bedroom, a modern full bathroom finished to a high standard, and an intelligently designed open-plan kitchen that seamlessly integrates with the bright and inviting living room. This cohesive layout ensures a sense of spaciousness and contemporary living, ideal for individuals or couples. A standout feature of this charming residence is its pair of private balconies, offering delightful spaces to unwind with a good book, enjoy your morning coffee as the sun rises, or simply soak in the abundant natural light that floods the interior throughout the day. Modern amenities such as efficient air conditioning ensure year-round comfort, while a thoughtfully integrated built-in wardrobe provides ample storage solutions, maintaining a clutter-free and elegant living environment.

A Lucrative Investment Opportunity with Immediate Returns

This property truly distinguishes itself as an exceptional investment thanks to its valuable and fully valid Tourist License. Currently operational and successfully generating rental income, it presents a turnkey solution for investors seeking immediate profitability without the usual setup delays. The consistently high demand for quality holiday rentals in Los Boliches, coupled with the property's unbeatable location just steps from the beach and surrounded by a comprehensive array of amenities, guarantees strong occupancy rates and attractive returns on investment. For those looking to secure a safe, dynamic, and reliable investment in a highly sought-after tourist destination on the Costa del Sol, this apartment represents an unparalleled offering. Its proven track record as a successful rental property ensures a smooth transition into profitable management, making it an intelligent addition to any property portfolio.

Embrace the Unparalleled Costa del Sol Lifestyle

Embrace the quintessential Costa del Sol lifestyle with this perfectly situated apartment. Whether you envision it as your personal sun-drenched sanctuary for holidays, a convenient lock-up-and-leave second home, or a consistent income generator through holiday rentals, it caters to diverse aspirations. The immediate proximity to the beach, the vibrant local culture of Los Boliches, and the unparalleled ease of access to all necessary services make it an ideal base for enjoying everything this world-renowned region has to offer. From endless days by the sea, engaging in water sports, or simply relaxing on the golden sands, to exploring charming inland towns and indulging in authentic Andalusian traditions, this property provides the perfect gateway to an enriching coastal experience. It promises a lifestyle of comfort, convenience, and endless leisure possibilities.

Essential Practical Information

For complete transparency, potential buyers should note that the building, typical of many charming coastal properties in the area, does not feature an elevator. However, its low-rise nature and excellent location mitigate this aspect for many. Maintenance costs are notably reasonable, contributing significantly to the property's overall investment appeal and cost-efficiency. The annual IBI (Property Tax) stands at a modest €216, with community fees at a manageable €32.23 per month, ensuring low running costs. Additionally, a waste collection tax of €221.25 per year is applicable, specifically for properties operating with a Tourist License, confirming that all regulatory requirements are met for compliant rental operations. For added convenience, there is the optional possibility to rent a parking space located just 450 meters from the property, providing a practical solution for vehicle owners who require dedicated parking in this popular area.

Pricing and Financial Transparency

The attractive asking price for this prime apartment is €259,000. Luxury Realty is committed to full financial transparency and aims to provide clarity on all associated costs. For indicative purposes, an estimated final purchase price, if financing is utilized, is approximately €279,630. This estimate is calculated based on the purchase price and includes a reference for the Property Transfer Tax (ITP) at 7%, amounting to €18,130, along with approximate notary and registry fees of €2,500. It is important to note, in accordance with Decree 218/2005 of the Regional Government of Andalusia, that the published price explicitly excludes Property Transfer Tax (ITP) as well as notary, registry, or other administrative fees. These additional costs will be borne by the buyer. Furthermore, the offered price is firm and not subject to automated customization or arbitrary price increases based on a buyer's urgent need or specific circumstances, ensuring a fair and consistent approach for all interested parties. This advertisement is published in full compliance with Law 10/2025 of December 26, ensuring fairness and transparency in all dealings. We invite serious inquiries to explore this exceptional offering further and discover its full potential.

Features:

None, Air conditioning, Heating