+34 604 489 646

Luxury Realty
real estate

info@luxury-realty.com

# Apartment in Fuengirola

Reference: R5494009



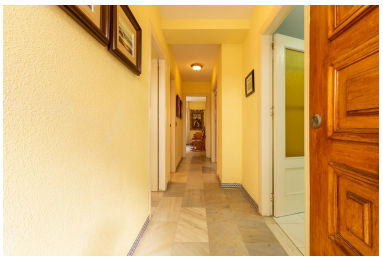
Bedrooms: 2
Bathrooms: 2
M² Build size: 112
Price: 370,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

Welcome to an exceptional opportunity presented by Luxury Realty: a magnificent apartment perfectly positioned in the heart of Fuengirola, one of Southern Spain's most coveted coastal towns. Situated just a mere 30 meters from the sparkling Mediterranean Sea, this meticulously maintained second-line beach residence offers an unparalleled blend of urban sophistication and serene seaside living. Imagine waking to the gentle sea breeze, with the promise of sun-drenched days and vibrant evenings just moments from your doorstep. This property is not merely a home; it is an invitation to embrace the quintessential Costa del Sol lifestyle, designed for those who appreciate comfort, convenience, and an enviable location.

## Discover Your Coastal Oasis

This inviting apartment spans a generous built area of 112 m², thoughtfully designed to maximize space and natural light, offering 79 m² of comfortable usable living area. From the moment you step inside, you are greeted by an atmosphere of understated elegance and warmth. The layout features two spacious double bedrooms, each conceived as a private sanctuary where tranquility reigns. These rooms provide ample space for rest and rejuvenation after a day spent enjoying Fuengirola's pristine beaches or exploring its charming streets. Complementing these private quarters are two well-appointed bathrooms, ensuring optimal privacy and convenience for both residents and their esteemed guests. The thoughtful design guarantees a seamless living experience, blending functionality with aesthetic appeal.

Beyond the immediate living spaces, this property distinguishes itself with invaluable amenities. Included in the offering is a private parking space, a rare and sought-after commodity in such a central beachside location, providing peace of mind and effortless access. Additionally, a dedicated storage unit offers practical solutions for keeping your home clutter-free, ideal for beach gear, seasonal items, or personal belongings, ensuring that every inch of your living space can be enjoyed to its fullest.

## An Unrivalled Location in Southern Spain

Fuengirola, nestled along the sun-kissed shores of the Costa del Sol in Southern Spain, is renowned for its vibrant cosmopolitan atmosphere, beautiful sandy beaches, and rich Andalusian charm. This apartment's prime location places you at the epicenter of it all. Being just steps from the beach allows for spontaneous dips in the sea and leisurely strolls along the promenade, yet its second-line position offers a desirable degree of tranquility away from the immediate hustle of the beachfront. The surrounding area is a verdant oasis, adorned with mature trees that provide a refreshing natural ambiance, creating a pleasant microclimate and a scenic backdrop to urban life.

Connectivity is effortless, with excellent public transport links, including nearby bus stops, ensuring easy access to all parts of Fuengirola and beyond. For daily necessities and indulgent retail therapy, the property boasts close proximity to a plethora of shopping centers, gourmet supermarkets, boutiques, and a diverse array of restaurants and cafes. Everything you could possibly desire, from essential services to leisure pursuits, is within easy reach, making this an exceptionally convenient place to call home. Fuengirola also offers a rich cultural calendar, a bustling marina, and a welcoming international community, solidifying its status as a premier destination for both permanent residents and discerning holidaymakers.

## A Lifestyle of Sophistication and Comfort

This exquisite apartment is presented in excellent condition, a testament to meticulous care and maintenance. It is truly turn-key ready, allowing you to move in immediately and begin enjoying your new coastal lifestyle without any concerns or renovation needs. The property represents an outstanding opportunity, whether you envision it as a permanent residence where every day feels like a holiday, or as a savvy vacation investment with significant rental potential in a highly desirable tourist destination. Its privileged position masterfully balances the vibrancy of a commercial hub with the peaceful retreat of a seaside haven. You can immerse yourself in the lively atmosphere of Fuengirola's town center, then return to the serene comfort of your home after a day spent on the beautiful local beaches, enjoying the perfect harmony of convenience and calm.

## Important Financial Information

The listed price for this exceptional property does not include applicable taxes or additional expenses associated with the purchase. Prospective buyers should be aware of the following approximate costs:

- A 7% Property Transfer Tax (ITP) is applicable on the sale price.
- Notary fees, typically ranging between approximately 0.3% and 0.5% of the sale price.
- Land Registry fees, generally estimated between approximately 0.1% and 0.3% of the sale price.

The amounts provided below are for informational purposes only and are subject to variation based on the specific circumstances of the transaction and prevailing legal rates. For this property, the approximate costs would be:

- ITP: €27,300
- Notary Fees: Between €1,170 (0.3%) and €1,950 (0.5%)
- Land Registry Fees: Between €390 (0.1%) and €1,170 (0.3%)

Luxury Realty is pleased to confirm that the purchase of this distinguished property entails no real estate agency fees for the buyer, ensuring a transparent and straightforward acquisition process. We invite you to contact us for a private viewing and to discover how this remarkable Fuengirola apartment can become your dream coastal home or a valuable addition to your investment portfolio.

Features:

None, Lift, Parking, Holiday Home, Investment