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# Apartment in Los Boliches

Reference: R5512927



Bedrooms: 2
Bathrooms: 1
M² Build size: 71
Price: 490,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

Beyond mere acquisition, some residences possess an intrinsic power to captivate the soul from the very first glance. This is one such sanctuary, a rare gem where discerning luxury meets the boundless horizon. It is a home that doesn't just offer living space, but promises an enriched lifestyle, deeply intertwined with the allure of the sea.

Imagine stepping onto your private terrace, where the majestic, endless Mediterranean Sea unfolds before you in a breathtaking panorama. Feel the gentle caress of the sea breeze, witness the mesmerizing dance of sunlight on the azure waters, and savor the unparalleled privilege of a life many only dream of for a fleeting holiday. This isn't just a view; it's a daily symphony, a living masterpiece in the heart of Los Boliches, Fuengirola, on the sun-drenched coast of Southern Spain.

Nestled directly on the pristine beachfront, this exquisite residence commands a prime first-floor position along Fuengirola's iconic seafront promenade. Los Boliches, renowned for its authentic Spanish charm, vibrant local culture, and impeccably maintained beaches, offers a unique blend of tranquil coastal living with immediate access to upscale amenities. From its privileged vantage point, the Mediterranean takes center stage, an ever-present, breathtaking vista that defines the very essence of coastal luxury.

This is a canvas for your most cherished moments: sun-drenched breakfasts overlooking the glistening sea, serene afternoons lost in a captivating book with the gentle murmur of waves as your constant soundtrack, and unforgettable evenings painted with spectacular sunsets across the horizon. Each moment here is designed to inspire tranquility and joy, offering a unique escape from the everyday. Furthermore, this exceptional apartment presents a unique opportunity for bespoke transformation. Envision and create an interior that perfectly mirrors your sophisticated taste and individual needs, crafting a home that is a true extension of your lifestyle in this unparalleled setting, allowing you to imprint your personal signature on every detail.

Spanning an approximate total built area of 77 m², with 71.36 m² of thoughtfully designed living space, the apartment features two serene bedrooms, each appointed with elegant fitted wardrobes, promising comfort and ample storage. A bright and airy living-dining room serves as the heart of the home, a welcoming space designed for relaxation and entertaining, complemented by a functional kitchen, a well-appointed bathroom, and a practical utility terrace. The crowning jewel is undoubtedly the magnificent 11.60 m² main terrace, offering uninterrupted, panoramic vistas of the Mediterranean Sea – a private sanctuary for al fresco dining, quiet contemplation, and sophisticated entertainment.

The vibrant tapestry of Mediterranean living unfurls just beyond your doorstep. With the soft sands of the beach mere steps away, endless strolls along the bustling promenade become a delightful daily ritual. Discover an array of gourmet restaurants, chic boutiques, charming local shops, and every conceivable amenity that defines Fuengirola as a coveted year-round destination, seamlessly blending tranquil coastal charm with cosmopolitan convenience. The ease of access to these facilities enhances the luxurious lifestyle afforded by this prime location.

This is more than an address; it is an invitation to embrace an aspirational lifestyle. While interiors can be meticulously curated, and spaces thoughtfully redesigned to reflect personal preferences, the profound privilege of awakening each day to the shimmering expanse of the Mediterranean is an incomparable luxury that no renovation can ever replicate. It is a constant, timeless masterpiece outside your window, offering a connection to nature that is both grand and intimately personal.

 The sea is not merely a view; it is the very essence of a life exquisitely lived, a philosophy that permeates every aspect of this exceptional property.

We invite you to experience this extraordinary residence firsthand. Allow yourself to be captivated by its unrivalled location, its abundant natural light that floods every corner, and the enduring magic of having the Mediterranean Sea as your permanent, magnificent backdrop. This is where your southern Spanish dream truly begins, an opportunity to own a piece of paradise.

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## PURCHASE COSTS AND LEGAL INFORMATION

For this property, the estimated purchase costs are as follows:

- Property Transfer Tax (ITP – 7%): €34,300
- Notary fees: Between €1,470 (0.3%) and €2,450 (0.5%)
- Land Registry fees: Between €490 (0.1%) and €1,470 (0.3%)

The purchase of this property does not involve any real estate agency fees for the buyer.

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## PROPERTY FEATURES

Built Area: Approximately 77 m² (total built)
Bedrooms: 2
Bathrooms: 1
Condition: Second hand/Good condition
Year Built: 1974
Heating: Not available
Floor: 1st floor exterior
Lift: Yes
Energy Certificate: Awaiting classification (Consumption: See energy rating label)

Features:

Beachfront, Sea views, Lift, None