



# Middle Floor Apartment for sale in Fuengirola, Fuengirola

245,000 €

Reference: R5310544 Bedrooms: 2 Bathrooms: 2 Build Size: 81m<sup>2</sup> Terrace: 2m<sup>2</sup>





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## Costa del Sol, Fuengirola

### Apartment for Sale in Fuengirola Centre – Excellent Investment Opportunity

Wonderful investment opportunity in the heart of Fuengirola, just 300 meters from the beach, strategically located between the Local Police and National Police stations, in a well-established and secure area with all amenities nearby.

The property is located on the second floor with lift access and offers approximately 65 m<sup>2</sup>. Being a corner unit, it benefits from excellent natural light and ventilation. The apartment is southwest/west facing, enjoying sunlight throughout most of the day.

It comprises 2 bedrooms, 2 bathrooms, an independent kitchen and a cozy living room with access to a balcony overlooking the street. The property includes hot and cold air conditioning.

The apartment requires renovation, making it an ideal opportunity to refurbish and significantly increase its value, either as a permanent residence or as a high-yield investment due to its prime central location.

#### Expenses:

Community fees: €45 / month

IBI (property tax): €289 / year

Rubbish tax: €53 / year



## Features:

### Features

Lift  
Near Transport  
Marble Flooring  
Utility Room  
Courtesy Bus

### Views

Street

### Furniture

Optional

### Parking

Street

### Orientation

West  
South West

### Setting

Commercial Area  
Beachside  
Close To Sea  
Close To Shops  
Close To Schools  
Town

### Kitchen

Not Fitted

### Utilities

Electricity  
Drinkable Water

### Climate Control

Air Conditioning

### Condition

Restoration Required

### Security

Gated Complex  
Entry Phone

### Category

Investment  
Bargain  
Cheap