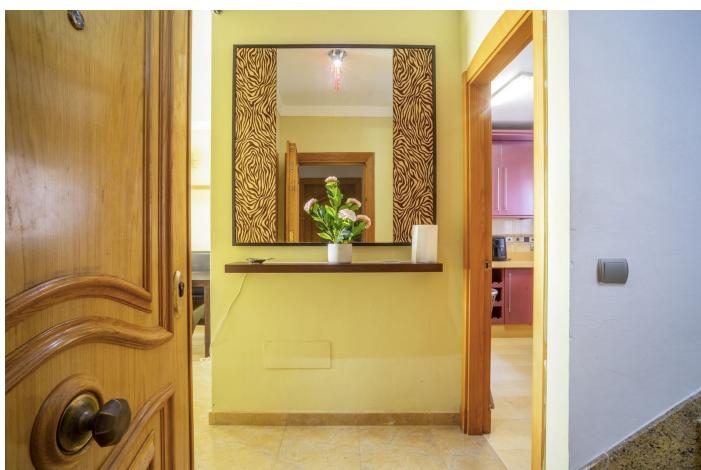




## Semi-Detached House for sale in Fuengirola, Fuengirola

825.000 €

Referenz: R5162449 Schlafzimmer: 6 Badezimmer: 5 Garten: 276m<sup>2</sup> Terrasse: 13m<sup>2</sup>





## Costa del Sol, Fuengirola

Building for Sale in Prime Location – Second Line to the Beach in Fuengirola

An exceptional investment opportunity, just 150 meters from the sea, in one of the most sought-after areas of Fuengirola. Ideal for short-term or long-term rental, increasing your property portfolio, or taking advantage of a quick resale opportunity in a high-demand location.

### Layout and Potential:

The building consists of 3 independent apartments and a storage room, offering versatility and high rental potential:

- Ground Floor (66 m<sup>2</sup>): 2 bedrooms, 1 bathroom, living room, kitchen, and 11 m<sup>2</sup> patio.

Includes a 19 m<sup>2</sup> storage room that could be converted into a third bedroom for the ground floor apartment, as one wall connects to the patio and kitchen, or it could remain as an independent studio.

- First Floor – 1-Bedroom Penthouse (52 m<sup>2</sup>):

Renovated less than 4 years ago with high-quality finishes.

Currently occupied; the tenant has not paid rent for over 2 years. The eviction process is underway following the November 2025 court ruling and is expected to be completed later this year.

- Duplex Penthouse (135 m<sup>2</sup>): 3 bedrooms, 2 bathrooms, living room with balcony, kitchen, laundry room, terrace shared by two bedrooms, and solarium with partial sea views.

- Price: €825,000 (recently reduced from €855,000).

### Investment Highlights:

- The average price of a 2-bedroom apartment in the area is around €450,000, providing strong potential for appreciation.

- Properties in this second line to the beach appreciate annually by at least 20%, making this building a highly attractive long-term investment.

- According to current urban planning regulations, the building is allowed ground floor + 2 floors (3 floors total), so it could be reconfigured into up to 6 apartments, maximizing rental income and long-term value.

- Long-term rental: a similar 3-bedroom apartment on the same street rents for €2,800/month.

- Short-term rental: approximately €2,800/week.

### Key Notes:

- The building is at the maximum permitted height of 3 floors (ground + 2).

- Excellent location, established area, high demand, and strong appreciation potential.

This is a unique opportunity for investors and developers to acquire a high-potential building in Costa del Sol at a competitive price.

If you need more information or wish to schedule a visit, please do not hesitate to contact us.

## Eigenschaften:

Merkmale	Orientierung	Einstellung
Private Terrasse	Norden	Gewerbegebiet
Lagerraum		Strand
Badezimmer		In der Nähe des Hafens
Marmorböden		In der Nähe des Meeres
Doppelverglasung		In der Nähe von Geschäften
Einstellungsschränke		In der Nähe der Stadt
Solarium		Stadt
W-lan		Hafen
		Yachthafen
		In der Nähe von Marina
Zustand	Möbel	Küche
Gut	Voll eingerichtet	Voll ausgestattet
Versorgungsunternehmen	Kategorie	
Strom	Investition	
Trinkbares Wasser	Billig	
Photovoltaik -Sonnenkollektoren		