



# Middle Floor Apartment for sale in Fuengirola, Fuengirola

795.000 €

Referentie: R5210581 Slaapkamers: 6 Badkamers: 3 Perceelgrootte: 212m<sup>2</sup> Terras: 43m<sup>2</sup>





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## Costa del Sol, Fuengirola

We present an exceptional property due to its dimensions and prime location. Situated on a fifth-floor corner, this generous 234 m<sup>2</sup> (built) apartment stands out for its brightness, unobstructed views, and a south-facing orientation that guarantees sunlight all day long.

### GENERAL DESCRIPTION

With an exterior and open-plan layout, this property is a blank canvas ideal for:

Subdivision into two dwellings: Its 234 m<sup>2</sup> allow for a balanced split into two large units, both featuring exterior facades and cross-ventilation thanks to the corner position.

Luxury Residence: The possibility to create a unique single-family home in the city center, with wide open spaces and clearly defined day and night areas.

### CURRENT LAYOUT

Spacious Bedrooms: All with great potential for redistribution.

Large Living Room: With access to a terrace/window area offering unobstructed views.

Condition: Requires full renovation, allowing for immediate value appreciation upon completion.

### AMENITIES AND SERVICES

Parking Space Included: A critical and scarce added value in the urban center.

Strategic Location: Just steps away from the Cercanías train station (direct connection to the Airport and Málaga).

Prime Surroundings: Surrounded by supermarkets, top-tier restaurants, and services. The beach is just a few minutes' walk away, offering the perfect blend of urban living and seaside proximity.

### PRIVILEGED LOCATION

Located in the heart of Fuengirola, this area boasts high demand for both permanent residency and short or long-term holiday rentals.

### CALL US FOR MORE INFORMATION

A property with a high margin for customization and capital gain after renovation. Contact us to arrange a viewing and receive a personalized subdivision feasibility analysis.

Real estate fees are included in the sale price. Purchase-related costs such as ITP (Transfer Tax), AJD (Stamp Duty), notary, and registry fees are not included.



## Kenmerken:

### Extra's

Overdekt terras

Tillen

Nabij vervoer

Privé Terras

### Huidige Staat

Eerlijke voorwaarde

### Parkeergelegenheid

garage

parkeren op straat

### Energiebeoordeling

E

### Zonorientatie

zuiden

Zuidoost Zonoriëntatie

South West Orientation

### Meubilering

Gedeeltelijk gemeubileerd

### Voorzieningen

Elektriciteit

Drinkwater

Telefoon

### CO2 Emission Rating

E

### Uitzicht

Weids

Urban Bekeken

street Views

### Keuken

Gedeeltelijk ingerichte keuken

### Categorie

Investering