



# Apartment mit mittlerer Etage zum Verkauf in Los Boliches, Fuengirola

449.000 €

Referenz: R5315038 Schlafzimmer: 3 Badezimmer: 2 Garten: 101m<sup>2</sup> Terrasse: 4m<sup>2</sup>





## Costa del Sol, Los Boliches

🔗 UNIQUE OPPORTUNITY: Investment Near the Beach with Guaranteed Income! 🔗

Discover this spacious 3-bedroom, 2-bathroom apartment perfectly located on the second line of the beach on the vibrant Avenida Los Boliches 86, just 100 m from Los Boliches Beach and the beaches of Fuengirola. With 101 m<sup>2</sup> of usable space and a valid tourist licence, this property offers immediate income from holiday rentals in one of the most sought-after tourist destinations on the Costa del Sol.

### Main Features:

Prime Location: Main avenue with shops, restaurants, local train and bus services – everything at your fingertips.

100 m from the Beach: Just a short walk to Los Boliches Beach (ideal for holiday rentals).

100 m from Los Boliches train station.

Approved Tourist Licence: Legally authorised for short-term rentals – immediate income.

3 Spacious Bedrooms: Main bedroom with en-suite bathroom.

2 Modern Bathrooms: Fully equipped.

Open-concept kitchen.

Air conditioning in all rooms.

Bright Living Room: Perfect for families or tourists.

Terrace/Balcony: Enjoy Fuengirola sunsets.

Well-maintained building.

### Investment Advantages:

High Rental Demand: Los Boliches = Tourist area all year round.

Proven Income: Tourist licence = Immediate profitability.

Capital Appreciation: Property values in Fuengirola are on the rise.

Walk to everything: Beach (200 m), shops, bars, train station, Fuengirola Centre (15 min).

### Ideal For:

Investors: Holiday rentals with tourist license (high occupancy).

Holiday Home Owners: Use it yourself and rent it out when you are away.

Residents: Live in a prime location and generate extra income.



Viewings available from 6 March 2026.

Book your viewing now!



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Private Terrasse  
Badezimmer  
Einstellungsschränke  
W-lan  
In der Nähe der Kirche  
Glasfaser

### Ansichten

Urban  
Straße

### Möbel

Voll eingerichtet

### Versorgungsunternehmen

Strom  
Trinkbares Wasser  
Telefon

### CO2 -Emissionsbewertung

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### Orientierung

Norden

### Einstellung

Gewerbegebiet  
Strand  
In der Nähe des Hafens  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
Stadt  
In der Nähe von Marina

### Küche

Voll ausgestattet

### Kategorie

Reduziert  
Investition  
Schnäppchen  
Wiederverkauf

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.

### Zustand

Exzellent  
Kürzlich renoviert

### Sicherheit

Eingabetelefon

### Energiebewertung

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