



Top Floor Apartment in Fuengirola

Bedrooms **1** Bathrooms **1** Built **60m2** Terrace **18m2**
R5389915 **Top Floor Apartment** **Fuengirola** **369.000€**

Exclusive recently built apartment in Los Pacos, Fuengirola, featuring frontal sea views, a spacious terrace, and double parking included in the price. **IMPORTANT:** Although the property is located within a newly built development, the sale will be carried out as a resale transaction, meaning the buyer will not have to pay the usual 10% VAT applicable to new developments. Instead, only the Property Transfer Tax (ITP) will apply, currently set at 7% in Andalusia, representing a significant saving on purchase costs. The property will be deeded in June 2026. Located in one of the most sought-after areas of Fuengirola, Los Pacos, just a few steps from the new health centre, surrounded by all essential services, and only a 9-minute walk from the beach. The apartment stands out for its spaciousness and natural light. It offers a total built area of 75 m², including a spectacular south-facing terrace with frontal sea views, perfect for enjoying sunshine throughout most of the day and beautiful sunrises. The property comprises: • Entrance hall • Spacious bedroom of approximately 12 m² with built-in wardrobe • Full bathroom with walk-in shower • Separate laundry room • Bright open-plan living and dining area with integrated kitchen of approximately 21 m² • Large south-facing terrace with open views of the Mediterranean Sea The residential complex features a rooftop communal swimming pool, offering a modern and exclusive environment. In addition, the price includes a double parking space with capacity for two vehicles, a highly unusual added value in this area. Surface areas: • Total built area: 75 m² • Total usable area: 61.93

m² • Interior usable area: 43.14 m² • Terrace usable area: 18.79 m² An excellent opportunity both as a permanent residence, holiday home, or investment in one of the most desirable and promising areas of the Costa del Sol.

Double Glazing
Lift
Utility Room

Double Glazing
Near Transport

Fitted Wardrobes
Solarium