

ALL IN real estates



Middle Floor Apartment in Los Boliches

Bedrooms **1** Bathrooms **1** Built **46m2** Terrace **0m2**

R5449186

**Middle Floor
Apartment**

Los Boliches

259.000€

Apartment with Tourist License – 100 meters from the beach An excellent opportunity to live by the sea or make a profitable investment from day one! Located just 100 meters from the beach (a 2-minute walk), this cozy apartment boasts a prime location, surrounded by restaurants, shops, and all necessary amenities. Features: 46 m² of usable area 1 bedroom 1 full bathroom It features two balconies, ideal for relaxing, having breakfast, or enjoying the natural light. Open-plan kitchen leading to the living room Very bright and sunny Air conditioning Built-in wardrobe Valid Tourist License. Currently in operation, offering immediate rental income. Location: 100 meters from the beach. Area with a wide range of restaurants and cafés. Supermarkets, shops, and a pharmacy nearby. Bus stops close by. All amenities within a few minutes' walk. Optional: possibility to rent a parking space located just 450 meters from the property. The building does not have an elevator. Maintenance costs: IBI (Property Tax): €216/year. Community fees: €32.23/month. Waste collection tax: €221.25/year (applicable to properties with a Tourist License). An ideal property for enjoying the Costa del Sol or for those seeking a secure investment in a highly sought-after location ? Property price: €259,000 Additional information: Estimated final price (indicative): approx. €279,630 (if financing is used), calculated as an estimate based on the purchase price, including (for reference): - Property Transfer Tax (ITP) (7%): €18,130 -

Notary and registry fees (approx.): €2,500 In accordance with Decree 218/2005 of the Regional Government of Andalusia, please note that the published price does not include Property Transfer Tax (ITP) or notary, registry, or administrative fees. The offered price is not subject to automated customization or price increases based on the buyer's urgent need or specific circumstances. Advertising in compliance with Law 10/2025 of December 26.

Bar
Near Church
WiFi

Bar
Near Transport

Fitted Wardrobes
Restaurant On Site