



### Middle Floor Apartment in Fuengirola

Bedrooms **2** Bathrooms **2** Built **102m2** Terrace **30m2**

**R5378713**

**Middle Floor  
Apartment**

**Fuengirola**

**620.000€**

Apartment with tourist rental licence and strong rental returns in El Higuero – Fuengirola. Exclusive apartment located in one of the most sought-after areas of the Costa del Sol, within the prestigious El Higuero community in Fuengirola. This property stands out not only for its contemporary design, brightness and excellent location, but also as an outstanding investment opportunity thanks to its active tourist licence in Fuengirola, which has become extremely difficult to obtain due to the restrictions introduced since April last year. The apartment has been successfully operated as a holiday rental property over the past three years. Gross rental income figures from the previous year can be made available to genuinely interested buyers. The property offers generous indoor and outdoor spaces, a pleasant terrace and a functional layout, making it ideal both as a private residence and as a premium holiday rental investment. Situated within a modern and well-maintained community, the apartment is just a few minutes from the beach, Carvajal train station and enjoys quick access to Málaga International Airport, Fuengirola, Marbella and Málaga city centre. Key Features: ? Active tourist rental licence included and transferable ? Excellent rental performance history. Proven rental income available ? Ideal investment or second home ? Strategic location near the airport ? Spacious terrace ? Modern and exclusive community ? Strong year-round rental demand Price: €620,000 El Higuero is renowned for its quality of

life, security, green areas and access to premium facilities including the Sport Club, Spa, restaurants, Beach Club and excellent transport connections. An exceptional opportunity to acquire a turnkey property already generating income from day one in one of the Costa del Sol's most promising areas.

Barbeque

Double Glazing

Lift

WiFi

Barbeque

Ensuite Bathroom

Private Terrace

Covered Terrace

Guest Apartment

Storage Room