ALL IN real estates








Middle Floor Apartment in Los Boliches

Bedrooms	**2**	Bathrooms	**1**	Built	**71m2**	Terrace	**11m2**

R5512927	**Middle Floor Apartment**	**Los Boliches**	**490.000€**

Some properties are simply bought… while others stir emotions from the very first moment. Imagine opening the doors to your terrace and finding yourself gazing out at the endless Mediterranean Sea. Feeling the gentle sea breeze, admiring the blue horizon, and enjoying the privilege of living where so many people dream of spending their holidays. Located on the beachfront, in the heart of Los Boliches, Fuengirola, this property is situated on the first floor of a building along the iconic seafront promenade, with the Mediterranean Sea taking centre stage. A place to imagine breakfast overlooking the sea, peaceful afternoons reading in the gentle breeze, and unforgettable moments admiring the horizon. The property also offers the opportunity to personalise it to your taste and needs, creating a home that truly reflects your lifestyle in an exceptional location. The apartment offers 71.36 m2 of built area, comprising two bedrooms with fitted wardrobes, a living-dining room, kitchen, bathroom, utility terrace, and a magnificent 11.60 m2 terrace with direct views of the Mediterranean Sea. The surrounding area captures all the charm of Mediterranean living: the beach right on your doorstep, the seafront promenade, restaurants, shops, and all the amenities that make Fuengirola such a wonderful place to enjoy throughout the year. An exceptional opportunity for those seeking more than just a property: a lifestyle. Because interiors can be renovated, spaces can be transformed, and dreams can become reality… But waking up in front of the

Mediterranean is a privilege that no renovation can ever create. ? The sea is not just a view. It's a way of life. Come and discover this exceptional property and let yourself be captivated by its location, its natural light, and the magic of having the Mediterranean Sea right in front of you. PURCHASE COSTS AND LEGAL INFORMATION For this property, the estimated purchase costs are as follows: Property Transfer Tax (ITP – 7%): €34,300 Notary fees: Between €1,470 (0.3%) and €2,450 (0.5%) Land Registry fees: Between €490 (0.1%) and €1,470 (0.3%) The purchase of this property does not involve ?any ?real ?estate ?agency ?fees for the ?buyer. Características ?básicas 77 m² construidos 2 habitaciones 1 baño Segunda ?mano/buen estado Construido ?en 1974 No ?dispone ?de calefacción Edificio 1ª planta exterior Con ?ascensor Certificado ?energético Consumo: ? Ver ?etiqueta ?de ?calificación ?energética

Covered Terrace	Covered Terrace	Fitted Wardrobes
Lift	Near Transport	Private Terrace
Utility Room		