

LOS BOLICHES

from 489,900 €

REFERENCE R5448034

An Exclusive Coastal Retreat: Double Penthouse with Tourist License in Los Boliches, Fuengirola

2	2	78 m²	7 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Welcome to an unparalleled opportunity to own a slice of paradise on the sun-drenched shores of Southern Spain. Luxury Realty proudly presents this magnificent double penthouse in the vibrant, highly sought-after area of Los Boliches, Fuengirola. This property is not just a home; it's an investment in a lifestyle, perfectly positioned on the desirable second line of the beach, ensuring both tranquility and immediate access to the sparkling Mediterranean Sea.

From the moment you enter, you'll be captivated by the sophisticated ambiance of this newly constructed residence. Spanning a thoughtfully designed 78.6 m², every inch of this penthouse has been meticulously crafted to maximize comfort, functionality, and aesthetic appeal. The architecture embraces a modern, minimalist design, characterized by clean lines, expansive windows, and a seamless flow between living spaces, inviting abundant natural light to illuminate your daily life under the Andalusian sky.

This exquisite penthouse features two spacious double bedrooms, each conceived as a private sanctuary for rest and rejuvenation. These generously proportioned rooms offer ample space for sumptuous bedding, personalized decor, and integrated storage solutions, ensuring a clutter-free and serene environment. Versatile and accommodating, these spaces promise comfort and privacy for all occupants, whether for family, friends, or as a dedicated home office.

The heart of this exceptional home lies in its open-concept living area, where a state-of-the-art, fully equipped kitchen seamlessly integrates with a generous dining space. This culinary haven features high-end appliances, sleek countertops, and ample cabinetry, making meal preparation a delight. Imagine hosting unforgettable gatherings, from intimate family dinners to lively soirées, as conversations effortlessly flow. This intelligent design promotes social interaction, creating a warm, inviting atmosphere perfect for cherished memories.

The bright and airy living room serves as the perfect setting for relaxation and entertainment. Its strategic layout provides direct access to a charming 11 m² private terrace, an idyllic outdoor extension of your indoor sanctuary. This sun-kissed balcony is an absolute gem, offering a perfect spot for morning coffee, tranquil afternoon reading, or delightful alfresco dining. Envision yourself unwinding with a glass of local wine, basking in the gentle sea breeze, and soaking in the vibrant energy of the Mediterranean coast, all from the privacy of your own urban oasis.

Reflecting its new construction status, the penthouse is appointed with contemporary finishes and premium materials throughout, embodying the highest standards of modern luxury. The property includes two elegant bathrooms, each designed with meticulous attention to detail to provide a spa-like experience. Featuring stylish fixtures, sophisticated tiling, and efficient layouts, these bathrooms ensure convenience and comfort for residents and guests alike, enhancing the overall sense of opulence.

The strategic location in Los Boliches is truly unbeatable. This vibrant district of Fuengirola, situated in the heart of Southern Spain's Costa del Sol, is celebrated for its authentic Spanish charm, bustling promenade, and an array of amenities that cater to every desire. From traditional tapas bars and gourmet restaurants to chic boutiques, supermarkets, and essential services, everything you need is just a stroll away. The pristine beaches are literally steps from your door, offering endless opportunities for sunbathing, swimming, and water sports. Fuengirola’s excellent transport links, including its proximity to Malaga International Airport, make this an incredibly accessible and desirable destination for international buyers.

A significant advantage of this property is the inclusion of a coveted Tourist License. This feature transforms the penthouse into not only a dream vacation home but also a highly lucrative investment opportunity. Capitalize on the robust demand for holiday rentals in this prime coastal location, generating substantial income when you're not enjoying it yourself. This flexibility offers a compelling return on investment, making it an intelligent choice for discerning buyers seeking both personal enjoyment and financial growth in one of Europe's most sought-after destinations.

This magnificent double penthouse in Fuengirola presents a rare fusion of luxury, location, and lifestyle. With competitive prices starting at just €491,999.99, this is a truly exceptional offering on the Mediterranean coast. Don’t miss the chance to embrace the ultimate coastal living experience in Southern Spain – a true urban oasis awaits discovery. Let Luxury Realty guide you to making your coastal dream a vibrant reality today.

Important Information Regarding Your Purchase:

The price shown does not include taxes or fees associated with the acquisition of this property. Please be aware that the following approximate costs will be applied in addition to the listed sale price:

- **VAT (Value Added Tax):** 10% of the purchase price.
- **Stamp Duty (AJD):** 1.2% of the purchase price.
- **Notary Fees:** Typically between 0.3% and 0.5% of the sale price.
- **Land Registry Fees:** Typically between 0.1% and 0.3% of the sale price.

These amounts are approximate and may vary. For an estimation based on the starting price of €491,999.99:

- **Estimated VAT:** Approx. €49,290
- **Estimated Stamp Duty:** Approx. €5,914.80
- **Estimated Notary Fees:** Between €1,478.70 and €2,464.50
- **Estimated Property Registry Fees:** Between €492.90 and €1,478.70

A significant advantage for our esteemed buyers is that the purchase of this property does not involve any real estate brokerage fees. Please note that the property is sold unfurnished, offering you a blank canvas to personalize and furnish according to your unique taste and style, transforming it into your ideal Mediterranean haven.

Details

Reference	R5448034	Property Type	Penthouse
Status	Sale	Price	from 489,900 €
Bedrooms	2	Bathrooms	2
Build size	78 m²	Plot Size	–
Terrace	7 m²	Parking places	by request

Features

New development, Air conditioning, Lift, Parking, Beachfront