

LOS BOLICHES

249 000 €

■■■■■■■■ R5449186

■■■■■■■■■■■■ Los Boliches

1	1	46 m²
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[redacted]

Apartment with Tourist License 100 meters from the beach An excellent opportunity to live by the sea or invest with profitability from day one! Located just 100 meters from the beach (a 2-minute walk), this cozy apartment offers a privileged location, surrounded by restaurants, shops, and all necessary services. Features: 46 m² usable area 1 bedroom 1 full bathroom Features two balconies, ideal for relaxing, having breakfast, or making the most of the natural light. Open-plan American kitchen leading to the living room Very bright and sunny Air conditioning Built-in wardrobe Valid Tourist License. Currently in operation, offering immediate profitability. Location: 100 meters from the beach. Area with a wide range of restaurants and cafes. Supermarkets, shops, and pharmacy. Nearby bus stops. All services within a few minutes' walk. Optional: possibility to rent a parking space located just 450 meters from the property. The property does not have an elevator. Maintenance costs: IBI: 216 €/year. Community fees: 32,23 €/month. Garbage tax: 221,25 €/year (corresponding to properties with a Tourist License). An ideal home both to enjoy the Costa del Sol and for those seeking a secure investment in a highly sought-after location. Property price: 249.000 € Additional information: Estimated final guide price: approx. 268.930 € (in case of financing), calculated as an estimate on the purchase price, which includes as a guide: - ITP (7%)= 17.430 € - Notary and registry fees (approx.)= 2.500 € In accordance with Decree 218/2005 of the Junta de Andalucía, please be informed that the published price does not include Property Transfer Tax (ITP), nor notary, registry, or management fees. The [redacted]offered [redacted]price [redacted]is [redacted]not subject [redacted]to [redacted]automated [redacted]personalization [redacted]or [redacted]increases derived [redacted]from [redacted]the buyer's [redacted]situation [redacted]of urgency [redacted]or [redacted]necessity. [redacted] Advertising [redacted]in accordance with [redacted]Law [redacted]10/2025 [redacted]of [redacted]26 [redacted]de [redacted]Diciembre.

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[redacted]	R5449186	[redacted] [redacted]	[redacted]
[redacted]	[redacted]	[redacted]	249 000 €
[redacted]	1	[redacted]	1
[redacted]	46 m²	[redacted]	–
[redacted]	–	[redacted]	[redacted] [redacted]

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