+34 604 489 646
info@luxury-realty.com
luxury-realty.com



FUENGIROLA

480 000 €

■■■■■■■■ ■ Fuengirola

■■■■■■■■ R5471296

3	2	134 m²
■■■■■■■	■■■■■■	■■■■■■■













■■■■■■■■

Apartment for Sale in Fuengirola – Plaza de la Hispanidad Area Top-floor apartment with sea and mountain views, south-facing orientation and all amenities within easy reach. Magnificent apartment for sale located in the Plaza de la Hispanidad area of Fuengirola, a convenient and well-established location surrounded by all kinds of amenities, shops, supermarkets, restaurants, schools and public transport. The property is situated on the top floor, providing greater privacy, natural light and excellent panoramic views of the sea and mountains. Its south-facing orientation ensures plenty of natural light throughout much of the day. The apartment is sold fully furnished, ready to move into, and represents an excellent opportunity both as a home and as an investment. The property also includes a private parking space and storage room, providing additional comfort and valuable storage space. Key Features Top floor South-facing orientation Sea and mountain views Very bright property Sold fully furnished Private parking space included Storage room included All amenities nearby Excellent location in Fuengirola An ideal opportunity both to enjoy a home on the Costa del Sol and as an investment. Do not hesitate to arrange a viewing! Taxes and Additional Costs The advertised price does not include taxes or expenses. A 7% Property Transfer Tax (ITP) will apply, in addition to Notary fees (approximately 0.3%–0.5%) and Land Registry fees (approximately 0.1%–0.3%), calculated on the sale price. The amounts indicated are for information purposes only and are approximate, and may vary depending on the specific circumstances of the transaction. For this property, the approximate purchase costs are as follows: **Property Transfer Tax (ITP) – 7%** Purchase price: €498,500 × 7% = **€34,895** **Notary Fees (0.3%–0.5%)** Minimum: €498,500 × 0.3% = **€1,495.50** Maximum: €498,500 × 0.5% = **€2,492.50** **Land Registry Fees ■(0.1%–0.3%)** ■Minimum: ■€498,500 ■× 0.1% ■= ■**€498.50** ■Maximum: ■€498,500 ■× 0.3% ■= ■**€1,495.50** **The ■purchase ■of this ■property ■does ■not ■involve any real ■estate ■agency ■fees ■for ■the ■buyer.**

■■■■■■

■■■■■■■■	R5471296	■■■ ■■■■■■■	■■■■■■■■
■■■■■■	■■■■■■■	■■■■	480 000 €
■■■■■■■	3	■■■■■■	2
■■■■■■■	134 m²	■■■■■■■	–
■■■■■■■	–	■■■■■■■■	■■ ■■■■■■■

■■■■■■■■■■■■■■■

■■■■■■■, ■■■■■■■■■■■, ■■■ ■■ ■■■■, ■■■ ■■ ■■■■, ■■■■, ■■■■■■■■, ■■■ ■■■■■■, ■■■■■■■■■■

■■■■■■ ■■■■■■■■■■■■

■■■■■■■■■ ■■■■■■■■■■ ■■■ ■■■■■■■
■■■■■■■■ — ■■■■■ ■■■ ■■ ■■■■■■■■■■.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio
Tembo, 23
29660 Marbella