

FUENGIROLA

550 000 €

■■■■■■■■ Fuengirola

■■■■■■■■ R5520841

3	2	99 m²
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GARAGE AND STORAGE ROOM INCLUDED IN THE PRICE!! In the vibrant heart of Fuengirola, just 200 meters from San Francisco Beach and a mere 50 meters from the Rey de España Boardwalk and the Marina, a property awaits you that is much more than just an apartment: it's a blank canvas for bringing to life the Mediterranean home you've always dreamed of. We present this gem in the iconic Sol Playa building—an invitation to experience urban and coastal living at its finest. A Space Bathed in Sunlight With 114 square meters ready to be transformed, this home stands out for its extraordinary orientation, which floods every corner with natural light throughout the day. It currently exudes an eclectic charm built on a fantastic foundation: 3 bedrooms, 2 full bathrooms, a spacious open-concept living-dining-kitchen area designed for a modern, open layout, and a practical laundry room. The crowning touch is its private terrace with direct views of the Fuengirola Marina—the ideal setting for breakfasts with a sea breeze or for watching the sunrise. Imagine the potential: with a custom renovation, it will be transformed into a designer coastal penthouse—a true haven of light, exclusivity, and elegance. Location, Comfort, and Flexibility Living right in the heart of the city and just steps from the sea means having all the amenities, shops, and the finest cuisine of the Costa del Sol at your fingertips, without sacrificing spacious living. A prime location that includes a parking space with the option of a covered spot and an attached storage unit in the same Sol Playa building—an essential luxury in this area. Designed for the Visionary Investor The ideal opportunity to immerse yourself in the Costa del Sol lifestyle or to make a smart investment with high appreciation potential. Special Note: The owner is open to a trade-in for a one-bedroom apartment facing the sea and overlooking the marina, in addition to additional cash. Contact us to explore this option. Don't miss the chance to turn this potential into your dream home! Contact us to schedule a tour that will change your perspective on what's possible. In compliance with the disclosure obligations set forth in Law 10/2025 of December 28 on customer service and transparency, as well as current industry regulations, it is hereby stated that the indicated price does not include the expenses and taxes associated with the purchase, which are broken down as follows: Property Transfer Tax (ITP): The tax rate in effect in the Autonomous Community of Andalusia will apply (generally 7% (€38,500.00)), without prejudice to reduced rates of 3.5%, 1.2%, or 1% applicable depending on the buyer's personal circumstances or the property's characteristics. The tax is calculated based on the Cadastral Reference Value or the sale price, whichever is higher. Notary Fees: Notary fees will be calculated in accordance with the official fee schedule set forth in Annex I of Royal Decree 1426/1989, dated November 17, which approves the notarial fee schedule. Registration Fees: Registration in the Property Registry will be billed according to the official fee schedule established in ANNEX I of Royal Decree 1427/1989, dated November 17, which approves the notarial fee schedule. Administrative Fees (Agency): Fees for administrative processing, tax settlement, and registry registration total [approx. €500.00] € (VAT included) Seller's Real Estate Agency Fees: included in the retail price Buyer's Real Estate Agency Fees: Not applicable to this agency For comprehensive information ■on ■the ■operation, ■tax rates, ■and ■property ■transfer ■tax ■(ITP) rebates ■in ■Andalusia, please ■visit ■the official ■website ■of ■the ■Andalusian Regional Government's ■Tax ■Agency ■at ■the ■following ■link:

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