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FUENGIROLA

525 000 €

■■■■■■■■■■■■ ■ Fuengirola

■■■■■■■■ R5550778

3	2	100 m²	12 m²
■■■■■■■	■■■■■■	■■■■■■■	■■■■■■■













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Pueblo López: an exceptional renovation and the luxury of having everything within walking distance Enjoy breakfast in the natural light, stroll into the town centre and end the day on your terrace overlooking the greenery. Experience life in Fuengirola from a home where thoughtful design and quality are evident in every room. In Pueblo López, one of Fuengirola's most charming neighbourhoods, we present a property that has been completely transformed. The interior was stripped back to expose the concrete floors and columns, then entirely rebuilt with high-quality materials and meticulous attention to detail. A comprehensive renovation with a distinctive character you notice from the moment you step inside. The generous kitchen, open to the living room, takes centre stage in a spacious, light-filled setting designed for cooking, entertaining and spending time together. Green cabinetry, gold-toned details and strikingly veined worktops complement an interior full of character and elegance. The layout offers two bedrooms, each with its own en-suite bathroom, providing privacy and comfort. The third bedroom has been adapted as a home office, with an elegant glazed partition that maintains a visual connection between the spaces. A separate laundry room adds everyday practicality. The property will be handed over furnished, with the exception of the living room. It will also be equipped with split-system air conditioning providing both cooling and heating in the two en-suite bedrooms and the living room, ensuring comfort throughout the year. The corner position brings natural light into the home from two sides: one facing the street and the other overlooking the communal green areas, which can also be enjoyed from the terrace. It is an inviting spot for reading, breakfast or a leisurely afternoon outdoors. Step outside and everything is close by: approximately 5 minutes' walk to the town centre, 4 minutes to the train station and 8 minutes to the beach. The building has a lift. The property has no swimming pool or parking space. If you need parking, we can help you look for a nearby space, including options in the underground car park beneath the Suel football ground, subject to availability and at a separate cost. A home with character for buyers who appreciate a carefully executed renovation and the freedom to enjoy the town on foot. In some photographs, the living room furniture and bed headboards have been digitally added using artificial intelligence to help you visualise how the property could look fully furnished. This virtual staging is for illustrative purposes and does not represent the current furnishings. PRICE AND ESTIMATED PURCHASE COSTS Property price: €525,000 Property Transfer Tax (ITP) at the standard rate of 7%: €36,750 Estimated notary fees, including VAT: €1,000 Estimated Land Registry fees, including VAT: €500 ESTIMATED TOTAL ACQUISITION COST: €563,250 Tax and cost information: ITP has been calculated at the standard rate of 7% applicable in Andalusia, using the stated price as the basis. The final tax payable will depend on the property's legally applicable taxable base; if its applicable cadastral reference value exceeds the price, the calculation must be adjusted. Reduced rates may also apply depending on the buyer's circumstances and eligibility. Notary and Land Registry fees are estimates including VAT, not fixed quotations. The final amounts will depend on the applicable official fee scales, the characteristics of the transaction and the allocation of costs required by law or validly agreed between the ■parties. The ■total ■assumes ■a purchase ■without ■financing. ■It ■excludes ■financing costs ■and ■any optional ■services ■the buyer ■chooses ■to ■engage. Contact ■us for more ■information ■or ■to ■arrange ■a ■viewing.

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■■■■■■■■	100 m²	■■■■■■■■	–
■■■■■■■■	12 m²	■■■■■■■■■	■■ ■■■■■■■■

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