



## Middle Floor Apartment for sale in Los Boliches, Fuengirola

**399,000 €**

Reference: R5283595   Bedrooms: 3   Bathrooms: 2   Build Size: 97m<sup>2</sup>





## Costa del Sol, Los Boliches

Located between #Fuengirola and #LosBoliches, and just a short walk from the beach, this fantastic property with immediate availability is set in one of the most sought-after areas of Fuengirola. A home that perfectly combines comfort, tranquility, and an excellent quality of life, ideal both as a permanent residence and as an investment on the Costa del Sol. The apartment enjoys a privileged location, with the beach only steps away, the town center within easy reach, and public transport right at the door. Surrounded by landscaped green areas, it is close to all kinds of shops and services, as well as schools, health centers, and leisure areas, making everyday life practical and enjoyable without the need for a car. The property offers 3 spacious bedrooms and 2 bathrooms, one of them en suite, providing a comfortable and well-balanced layout. All bedrooms are fitted with built-in wardrobes, maximizing storage space. The fully equipped kitchen has been extended and includes a separate laundry area, designed for convenience and functionality. This is a bright and quiet home, featuring Climalit® double-glazed windows, a reinforced security door, and a pre-installed alarm system, ensuring both comfort and peace of mind. One of the highlights of the property is its terrace, perfectly oriented to the southwest, ideal for enjoying the mild climate practically all year round. This orientation is especially attractive for international buyers and offers open, unobstructed views that invite relaxation. The residential complex boasts very well-maintained communal areas, equipped with video surveillance and a communal swimming pool, all within a quiet and friendly neighborhood. The property also includes a generously sized private parking space, adding extra value and convenience. Community fees are low, and the property is free of charges and fully up to date with payments. A ready-to-move-in home that offers location, comfort, and quality in equal measure. Please note that our agency fees are already included in the sale price, so you will not have to pay management or real estate consulting fees. In compliance with Decree 218/2005 of the Andalusian Regional Government, dated October 11, we inform you that notary, registry, property transfer (ITP), and other expenses inherent to the sale are not included in the price. The information provided is for guidance only, non-binding, and has no contractual value. The offer is subject to errors, changes in price, availability, and/or withdrawal from the market without prior notice. This information may have been modified, but has not yet been incorporated. We suggest you contact the company for the most up-to-date information and/or to confirm the information provided here.



## Features:

| Features        | Orientation     | Climate Control |
|-----------------|-----------------|-----------------|
| Lift            | South East      | Central Heating |
| Private Terrace |                 |                 |
| Marble Flooring |                 |                 |
| Wood Flooring   |                 |                 |
| Condition       | Pool            | Furniture       |
| Fair            | Communal        | Not Furnished   |
| Parking         | Utilities       |                 |
| Garage          | Drinkable Water |                 |