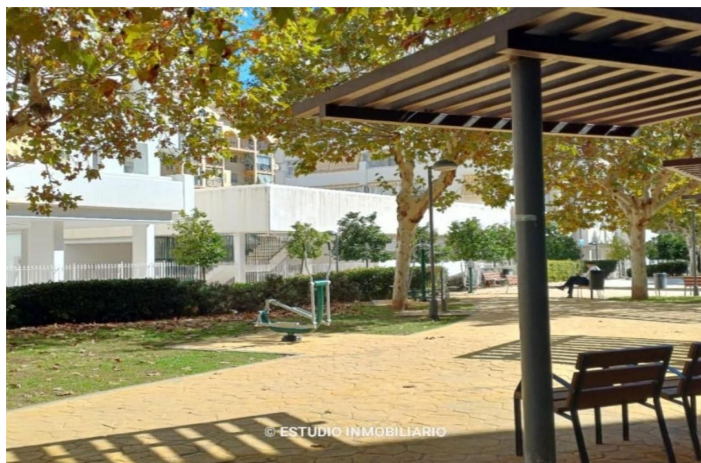




Middle Floor Apartment for sale in Málaga, Málaga

245 000 €

Référence: R5144743 Chambres: 3 Bain: 2 Construite: 97m²





Costa del Sol, Málaga

Exclusively available, this spacious and bright apartment features three bedrooms and two full bathrooms (one of them en suite). It is located in the Recinto Ferial area of Fuengirola, just a short walk from the town center and the beach. The location is truly privileged, surrounded by all essential services for everyday living: schools, public transport, supermarkets, pharmacies, a wide variety of shops, restaurants, cafés, children's areas, and leisure options. The property offers a very practical layout: Living-dining room with direct access to a sunny terrace. Refurbished and extended kitchen with separate laundry area. Fitted wardrobes, reinforced security door, marble and stoneware flooring. Natural gas installation and Climalit double-glazed windows ensuring thermal and acoustic comfort. Excellent position on the fifth floor, with southwest orientation and open views. Community swimming pool and the option to purchase a parking space in the area. Very affordable community fee, approximately €50 per month. Operation Conditions: At present, the property is occupied by a tenant in a precarious situation. Therefore, it is not possible to arrange visits or provide interior photographs. The buyer must either initiate a judicial procedure or hire a specialized company for the eviction process, with an approximate cost of €5,000 and an estimated timeframe of 15 days. The transaction will be completed with full legal guarantees, signed before a notary, and all documentation will be properly provided. The market valuation is considerably higher than the asking price, making this property an excellent investment opportunity—ideal both for buyers seeking immediate rental profitability and for those aiming at clear future capital appreciation. 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.



Spécification:

Caractéristiques

Ascenseur

Terrasse privée

Sol en marbre

Parquet

Condition

Excellent

Services publics

Eau potable

Orientation

Sud-Est

Piscine

Communautaire

Climatisation

Chauffage central

Meubles

Non meublé