



# Semi-Detached House in Fuengirola

Price € 825,000

Bedrooms	6
Bathrooms	5
Build Size	276 m <sup>2</sup>
Terrace	13 m <sup>2</sup>
Plot Size	289 m <sup>2</sup>

## SETTING

- ✓ Town
- ✓ Port
- ✓ Close To Sea
- ✓ Close To Marina
- ✓ Commercial Area
- ✓ Close To Port
- ✓ Close To Town
- ✓ Beachside
- ✓ Close To Shops
- ✓ Marina

## ORIENTATION

- ✓ North

## CONDITION

- ✓ Good

## FEATURES

- ✓ Fitted Wardrobes
- ✓ WiFi
- ✓ Marble Flooring
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Double Glazing
- ✓ Solarium
- ✓ Ensuite Bathroom

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Photovoltaic solar panels

## CATEGORY

- ✓ Cheap
- ✓ Investment

Building for Sale in Prime Location - Second Line to the Beach in Fuengirola

An exceptional investment opportunity, just 150 meters from the sea, in one of the most sought-after areas of Fuengirola. Ideal for short-term or long-term rental, increasing your property portfolio, or taking advantage of a quick resale opportunity in a high-demand location.

#### Layout and Potential:

The building consists of 3 independent apartments and a storage room, offering versatility and high rental potential:

- Ground Floor (66 m<sup>2</sup>): 2 bedrooms, 1 bathroom, living room, kitchen, and 11 m<sup>2</sup> patio.

Includes a 19 m<sup>2</sup> storage room that could be converted into a third bedroom for the ground floor apartment, as one wall connects to the patio and kitchen, or it could remain as an independent studio.

- First Floor – 1-Bedroom Penthouse (52 m<sup>2</sup>):

Renovated less than 4 years ago with high-quality finishes.

Currently occupied; the tenant has not paid rent for over 2 years. The eviction process is underway following the November 2025 court ruling and is expected to be completed later this year.

- Duplex Penthouse (135 m<sup>2</sup>): 3 bedrooms, 2 bathrooms, living room with balcony, kitchen, laundry room, terrace shared by two bedrooms, and solarium with partial sea views.

- Price: €825,000 (recently reduced from €855,000).

#### Investment Highlights:

- The average price of a 2-bedroom apartment in the area is around €450,000, providing strong potential for appreciation.

- Properties in this second line to the beach appreciate annually by at least 20%, making this building a highly attractive long-term investment.

- According to current urban planning regulations, the building is allowed ground floor + 2 floors (3 floors total), so it could be reconfigured into up to 6 apartments, maximizing rental income and long-term value.

- Long-term rental: a similar 3-bedroom apartment on the same street rents for €2,800/month.

- Short-term rental: approximately €2,800/week.

#### Key Notes:

- The building is at the maximum permitted height of 3 floors (ground + 2).

- Excellent location, established area, high demand, and strong appreciation potential.

This is a unique opportunity for investors and developers to acquire a high-potential building in Costa del Sol at a competitive price.

If you need more information or wish to schedule a visit, please do not hesitate to contact us.

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# GALLERY







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