



Ground Floor Apartment in Fuengirola

Price € 1,155,000

Bedrooms	2
Bathrooms	2
Build Size	159 m ²
Terrace	66 m ²
Plot Size	225 m ²

SETTING

- ✓ Frontline Golf
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Marina
- ✓ Close To Port
- ✓ Close To Town
- ✓ Urbanisation

ORIENTATION

- ✓ South

CONDITION

- ✓ Excellent

POOL

- ✓ Communal
- ✓ Children`s Pool
- ✓ Indoor
- ✓ Heated

CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Central Heating

VIEWS

- ✓ Garden

FEATURES

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ Gym
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Day Care
- ✓ Lift
- ✓ Private Terrace
- ✓ Sauna
- ✓ Access for people with reduced mobility
- ✓ Domotics
- ✓ Near Church
- ✓ Fitted Wardrobes
- ✓ WiFi
- ✓ Storage Room
- ✓ Jacuzzi
- ✓ 24 Hour Reception
- ✓ Fiber Optic

FURNITURE

- ✓ Fully Furnished

KITCHEN

- ✓ Fully Fitted

GARDEN

- ✓ Communal
- ✓ Landscaped

SECURITY

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ 24 Hour Security

PARKING

- ✓ Underground
- ✓ Garage
- ✓ Communal
- ✓ EV charge point

UTILITIES

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

CATEGORY

- ✓ Golf
 - ✓ Holiday Homes
 - ✓ Investment
 - ✓ Luxury
 - ✓ Resale
 - ✓ Contemporary
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Rare 319 m² Ground-Floor Property with 120 m² Private Terrace Near the Beach – Central Fuengirola

A great investment and redevelopment opportunity in one of Fuengirola's most established and walkable central areas, just a short walk from the beach. This unique ground-floor property offers 319 m² of interior space plus a 120 m² private terrace, making it an exceptional asset for investors, developers, or operators looking for a high-potential conversion project in the heart of Fuengirola.

Formerly the editorial office of Svenska Magazine, the property is currently configured as a large workspace. However, its scale, layout, ceiling height, terrace, and natural light make it particularly suitable for conversion into residential or hospitality-related use.

Importantly, Fuengirola Town Hall has confirmed that the property can be converted to residential use, subject to the corresponding licence process. Based on an initial architectural concept, the space could potentially be divided into multiple residential units, with the option to include a communal workspace. This makes it especially attractive for mid-term rentals, digital nomads, boutique rental apartments, co-living, or resale after conversion.

The property benefits from high ceilings, generous interior proportions, large patio-facing openings, and direct access to a substantial private terrace — features that are highly unusual for a ground-floor asset in such a central location. Located on a quiet residential street with vehicle access mainly limited to residents and very little passing traffic, yet close to Plaza de la Constitución, Fuengirola's central church square, as well as restaurants, shops, services, and transport links, the property is well positioned to benefit from strong year-round rental and resale demand.

Key Highlights

- 319 m² of interior space
- 120 m² private terrace
- Fuengirola Town Hall has confirmed that the property can be converted to residential use, subject to licensing
- Rare ground-floor property with major redevelopment potential
- Potential to create multiple residential units, with the option to include a communal workspace
- Suitable for boutique rental apartments, co-living, mid-term rental use, or resale after conversion
- High ceilings and flexible internal layout
- Large patio-facing openings and private outdoor space
- Former editorial office of Svenska Magazine
- Central Fuengirola location, one minute walk to the beach, town centre, restaurants, services, and transport links
- Quiet residential street with vehicle access mainly limited to residents and very little passing traffic

- Strong value-add opportunity for investors and developers

[View Property Online](#)

GALLERY







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