



MIDDLE FLOOR APARTMENT 1 BEDROOM 1 BATHROOM IN LOS BOLICHES

 Los Boliches

REF# R5449186 259.000 €

BEDS

1

BATHS

1

BUILT

46 m²

Apartment with Tourist License – 100 meters from the beach

An excellent opportunity to live by the sea or make a profitable investment from day one!

Located just 100 meters from the beach (a 2-minute walk), this cozy apartment boasts a prime location, surrounded by restaurants, shops, and all necessary amenities.

Features:

46 m² of usable area

1 bedroom

1 full bathroom

It features two balconies, ideal for relaxing, having breakfast, or enjoying the natural light.

Open-plan kitchen leading to the living room
Very bright and sunny
Air conditioning
Built-in wardrobe
Valid Tourist License. Currently in operation, offering immediate rental income.

Location:
100 meters from the beach.
Area with a wide range of restaurants and cafés.
Supermarkets, shops, and a pharmacy nearby.
Bus stops close by.
All amenities within a few minutes' walk.

Optional: possibility to rent a parking space located just 450 meters from the property.

The building does not have an elevator.

Maintenance costs:

IBI (Property Tax): €216/year.
Community fees: €32.23/month.
Waste collection tax: €221.25/year (applicable to properties with a Tourist License).

An ideal property for enjoying the Costa del Sol or for those seeking a secure investment in a highly sought-after location

? Property price: €259,000

Additional information:

Estimated final price (indicative): approx. €279,630 (if financing is used), calculated as an estimate based on the purchase price, including (for reference):

- Property Transfer Tax (ITP) (7%): €18,130
- Notary and registry fees (approx.): €2,500

In accordance with Decree 218/2005 of the Regional Government of Andalusia, please note that the published price does not include Property Transfer Tax (ITP) or notary, registry, or administrative ?fees.

The ?offered ?price ?is ?not subject ?to automated customization ?or price ?increases based ?on ?the buyer's urgent ?need or ?specific circumstances.

Advertising in ?compliance ?with ?Law ?10/2025 ?of ?December ?26.

IDILIQ

ESTATES

