



## TOP FLOOR APARTMENT 1 BEDROOM 1 BATHROOM IN FUENGIROLA

 Fuengirola

REF# R5389915    369.000 €

BEDS

1

BATHS

1

BUILT

60 m<sup>2</sup>

TERRACE

18 m<sup>2</sup>

Exclusive recently built apartment in Los Pacos, Fuengirola, featuring frontal sea views, a spacious terrace, and double parking included in the price.

**IMPORTANT:** Although the property is located within a newly built development, the sale will be carried out as a resale transaction, meaning the buyer will not have to pay the usual 10% VAT applicable to new developments. Instead, only the Property Transfer Tax (ITP) will apply, currently set at 7% in Andalusia, representing a significant saving on purchase costs.

The property will be deeded in June 2026.

Located in one of the most sought-after areas of Fuengirola, Los Pacos, just a few steps from the new health centre, surrounded by all essential services, and only a 9-minute walk from the beach.

The apartment stands out for its spaciousness and natural light. It offers a total built area of 75 m<sup>2</sup>, including a spectacular south-facing terrace with frontal sea views, perfect for enjoying sunshine throughout most of the day and beautiful sunrises.

The property comprises:

- Entrance hall
- Spacious bedroom of approximately 12 m<sup>2</sup> with built-in wardrobe
- Full bathroom with walk-in shower
- Separate laundry room
- Bright open-plan living and dining area with integrated kitchen of approximately 21 m<sup>2</sup>
- Large south-facing terrace with open views of the Mediterranean Sea

The residential complex features a rooftop communal swimming pool, offering a modern and exclusive environment.

In addition, the price includes a double parking space with capacity for two vehicles, a highly unusual added value in this area.

Surface areas:

- Total built area: 75 m<sup>2</sup>
- Total usable area: 61.93 m<sup>2</sup>
- Interior usable area: 43.14 m<sup>2</sup>
- Terrace usable area: 18.79 m<sup>2</sup>

An excellent opportunity both as a permanent residence, holiday home, or investment in one of the most desirable and promising areas of the Costa del Sol.