



## MIDDLE FLOOR APARTMENT 2 BEDROOMS 1 BATHROOM IN FUENGIROLA

📍 Fuengirola

REF# R5425231 €274,000

BEDS

2

BATHS

1

BUILT

71 m<sup>2</sup>

TERRACE

5 m<sup>2</sup>

### INVESTMENT IN CENTRAL FUENGIROLA – GUARANTEED RENT AND SECURED TENANCY

For sale: a 2-bedroom, 1-bathroom apartment in the heart of Fuengirola (Calle Goya). It is situated in a modern, recently built (2020) building, just a short walk from the beach, the train station, City Hall, shops, and all amenities.

The property features:

- 2 bedrooms
- 1 full bathroom
- Living-dining room with an open-plan kitchen (over 23 m<sup>2</sup>)
- Air conditioning
- Fully equipped kitchen

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- Excellent condition

Surface area:

- 75 m<sup>2</sup> built area (including common areas)
- 60.83 m<sup>2</sup> built area
- 51.53 m<sup>2</sup> usable area

The property is being sold with tenants in place and a lease agreement valid until April 2026.

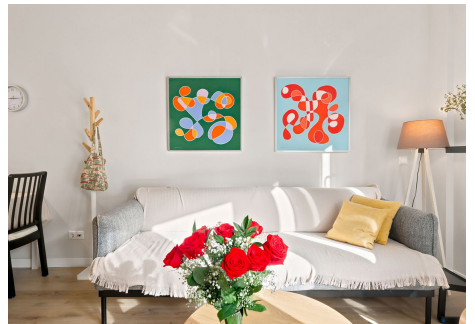
The current rent is €1,150 per month, managed by a company specializing in comprehensive rental management and non-payment protection.

The management and guarantee service costs the owner 6% of the rent plus VAT, ensuring secure payments and professional lease management.

Ideal for investors seeking a modern, centrally located property that generates income from day one.

Exceptional location in one of the Costa del Sol's most sought-after areas for both residential living and tourism.

Please do not hesitate to contact us for more information or to arrange a viewing.



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