



## Semi-Detached House for sale in Fuengirola, Fuengirola

825 000 €

ванная комната:

Ссылка: R5162449

спальни: 6 5

Размер сборки: 276m<sup>2</sup> терраса: 13m<sup>2</sup>





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## Costa del Sol, Fuengirola

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.



## Характеристики:

### Функции

Частная терраса  
Хранилище  
Ванная комната  
Мраморные полы  
Двойное остекление  
Приспособленные шкафы  
Солярий  
Wi-Fi

### Ориентация

Север

### Параметр

Коммерческий район  
Пляжный  
Рядом с портом  
Рядом с морем  
Рядом с магазинами  
Рядом с городом  
Город  
Порт  
Марина  
Рядом с Мариной  
Кухня  
Полностью оснащен

### Состояние

Хороший  
Коммунальные услуги  
Электричество  
Питьевая вода  
Фотоэлектрические солнечные панели

### Мебель

Полностью меблирован

### Категория

Инвестиции  
Дешевый