



## Middle Floor Apartment for sale in Los Boliches, Fuengirola

449,000 €

Reference: R5315038 Bedrooms: 3 Bathrooms: 2 Build Size: 101m<sup>2</sup> Terrace: 4m<sup>2</sup>





## Costa del Sol, Los Boliches

🔗 UNIQUE OPPORTUNITY: Investment Near the Beach with Guaranteed Income! 🔗

Discover this spacious 3-bedroom, 2-bathroom apartment perfectly located on the second line of the beach on the vibrant Avenida Los Boliches 86, just 100 m from Los Boliches Beach and the beaches of Fuengirola. With 101 m<sup>2</sup> of usable space and a valid tourist licence, this property offers immediate income from holiday rentals in one of the most sought-after tourist destinations on the Costa del Sol.

### Main Features:

Prime Location: Main avenue with shops, restaurants, local train and bus services – everything at your fingertips.

100 m from the Beach: Just a short walk to Los Boliches Beach (ideal for holiday rentals).

100 m from Los Boliches train station.

Approved Tourist Licence: Legally authorised for short-term rentals – immediate income.

3 Spacious Bedrooms: Main bedroom with en-suite bathroom.

2 Modern Bathrooms: Fully equipped.

Open-concept kitchen.

Air conditioning in all rooms.

Bright Living Room: Perfect for families or tourists.

Terrace/Balcony: Enjoy Fuengirola sunsets.

Well-maintained building.

### Investment Advantages:

High Rental Demand: Los Boliches = Tourist area all year round.

Proven Income: Tourist licence = Immediate profitability.

Capital Appreciation: Property values in Fuengirola are on the rise.

Walk to everything: Beach (200 m), shops, bars, train station, Fuengirola Centre (15 min).

### Ideal For:

Investors: Holiday rentals with tourist license (high occupancy).

Holiday Home Owners: Use it yourself and rent it out when you are away.

Residents: Live in a prime location and generate extra income.



Viewings available from 6 March 2026.

Book your viewing now!



## Features:

### Features

Covered Terrace  
 Near Transport  
 Private Terrace  
 Ensuite Bathroom  
 Fitted Wardrobes  
 WiFi  
 Fiber Optic  
 Near Church

### Views

Urban  
 Street

### Furniture

Fully Furnished

### Utilities

Electricity  
 Drinkable Water  
 Telephone

### Energy Rating

F

### Orientation

North

### Setting

Commercial Area  
 Beachside  
 Close To Port  
 Close To Sea  
 Close To Shops  
 Close To Town  
 Close To Schools  
 Town  
 Close To Marina

### Kitchen

Fully Fitted

### Category

Reduced  
 Investment  
 Resale  
 Bargain

### Climate Control

Air Conditioning  
 Cold A/C  
 Hot A/C

### Condition

Excellent  
 Recently Refurbished

### Security

Entry Phone

### CO2 Emission Rating

F