



## Middle Floor Apartment for sale in Fuengirola, Fuengirola

620,000 €

Reference: R5378713 Bedrooms: 2 Bathrooms: 2 Build Size: 102m<sup>2</sup> Terrace: 30m<sup>2</sup>





## Costa del Sol, Fuengirola

Apartment with tourist licence and strong rental returns in El Higuero – Fuengirola

Exclusive apartment located in one of the most sought-after areas of the Costa del Sol, within the prestigious El Higuero community in Fuengirola.

This property stands out not only for its contemporary design, brightness and excellent location, but also as an outstanding investment opportunity thanks to its active tourist licence in Fuengirola, which has become extremely difficult to obtain due to the restrictions introduced since April last year.

The apartment has been successfully operated as a holiday rental property over the past three years. Gross rental income figures from the previous year can be made available to genuinely interested buyers.

The property offers generous indoor and outdoor spaces, a pleasant terrace and a functional layout, making it ideal both as a private residence and as a premium holiday rental investment.

Situated within a modern and well-maintained community, the apartment is just a few minutes from the beach, Carvajal train station and enjoys quick access to Málaga International Airport, Fuengirola, Marbella and Málaga city centre.

### Key Features:

- ☑ Active tourist licence included and transferable
- ☑ Excellent rental performance history. Proven rental income available
- ☑ Ideal investment or second home
- ☑ Strategic location near the airport
- ☑ Spacious terrace
- ☑ Modern and exclusive community
- ☑ Strong year-round rental demand

Price: €620,000

El Higuero is renowned for its quality of life, security, green areas and access to premium facilities including the Sport Club, Spa, restaurants, Beach Club and excellent transport connections.

An exceptional opportunity to acquire a turnkey property already generating income from day one in one of the Costa del Sol's most promising areas.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Barbeque  
WiFi  
Guest Apartment

### Views

Sea  
Garden  
Pool  
Urban

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Photovoltaic solar panels

### Energy Rating

B

### Orientation

South

### Setting

Urbanisation  
Close To Sea

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Entry Phone

### Category

Holiday Homes  
Resale  
Golf  
Luxury

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F Heating  
U/F/H Bathrooms

### Condition

Good  
Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
More Than One  
Communal  
Covered

### CO2 Emission Rating

B