

## Ground Floor Apartment for sale in Fuengirola

525,000 €

Reference: R4777003 Bedrooms: 2 Bathrooms: 2 Build Size: 135m<sup>2</sup> Terrace: 40m<sup>2</sup>





## Costa del Sol, Fuengirola (town)

Luxurious apartment with a very large sunny terrace overlooking the garden, the pool and the sea, located in the lower part of Higuerón (Carvajal), 180 meters from the train stop and 300 meters from the beach.

It is distributed as follows:

Entrance with built-in wardrobes, fully equipped kitchen with laundry room, and open to the beautiful living room with large window and beautiful views.

Both the living room and the 2 bedrooms have direct access to the large 40m<sup>2</sup> terrace, part of which is covered with a dining table and the other part is ideal for sunbathing.

There are 2 large bedrooms and 2 bathrooms (one en-suite), both bedrooms with electric shutters and fitted wardrobes.

A large underground garage plus a storage room are included in the price.

The property is in perfect condition with hot and cold air conditioning, double glazed windows, electric shutters, underfloor heating and marble worktops with integrated appliances such as fridge/freezer, oven/hob and dishwasher.

Very good maintenance of the community with 2 large swimming pools plus another pool for children, as well as a gym with sauna.

Total build size 135,39m<sup>2</sup>. Living area 95,13m<sup>2</sup> plus terrace 40,26m<sup>2</sup>. Garage 31,90m<sup>2</sup>

Storage room 4,55m<sup>2</sup>.

Community fees 215,86€ per month. IBI 460€ per year.

Year of construction 2020.

Distances:

Carvajal train station 180 meters

Carvajal beach 300 meters

Minimarket, bars and restaurants 300 meters away.

The property is inscribed at the Tourism Registry of Andalusia, in accordance with the Decree 28/2016, of 2 February, of Tourist Homes of Andalusia.



## Features:

### Features

Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
WiFi  
Access for people with reduced mobility  
Gym  
Sauna

### Views

Sea  
Garden  
Pool

### Pool

Communal  
Children`s Pool

### Security

Gated Complex  
Alarm System  
Electric Blinds  
Entry Phone

### CO2 Emission Rating

C

### Orientation

East

### Setting

Close To Sea  
Close To Shops  
Close To Schools

### Kitchen

Fully Fitted

### Parking

Underground  
Garage

### Climate Control

Hot A/C

### Condition

Excellent

### Garden

Communal

### Energy Rating

C