Middle Floor Apartment in Los Boliches

€249,000

Los Boliches, Málaga

Bedrooms: 1 | Bathrooms: 1 | Built: 46 m²









Overview

Apartment with Tourist License 100 meters from the beach

An excellent opportunity to live by the sea or invest with profitability from day one!

Located just 100 meters from the beach (a 2-minute walk), this cozy apartment offers a privileged location, surrounded by restaurants, shops, and all necessary services.

Features:

46 m² usable area
1 bedroom

1 full bathroom
Features two balconies, ideal for relaxing, having breakfast, or making the most of the natural light.
Open-plan American kitchen leading to the living room
Very bright and sunny
Air conditioning
Built-in wardrobe
Valid Tourist License. Currently in operation, offering immediate profitability.

Location:
100 meters from the beach.
Area with a wide range of restaurants and cafes.
Supermarkets, shops, and pharmacy.
Nearby bus stops.
All services within a few minutes' walk.

Optional: possibility to rent a parking space located just 450 meters from the property.

The property does not have an elevator.

Maintenance costs:

IBI: 216 €/year.
Community fees: 32,23 €/month.
Garbage tax: 221,25 €/year (corresponding to properties with a Tourist License).

An ideal home both to enjoy the Costa del Sol and for those seeking a secure investment in a highly sought-after location.

Property price: 249.000 €

Additional information:

Estimated final guide price: approx. 268.930 € (in case of financing), calculated as an estimate on the purchase price, which includes as a guide:

- ITP (7%)= 17.430 €
- Notary and registry fees (approx.)= 2.500 €

In accordance with Decree 218/2005 of the Junta de Andalucía, please be informed that the published price does not include Property Transfer Tax (ITP), nor notary, registry, or management fees.

The offered price is not subject to automated personalization or increases derived from the buyer's situation of urgency or necessity.

Advertising in accordance with Law 10/2025 of 26 de Diciembre.

Amenities

Setting: Commercial Area, Close To Shops, Close To Sea, Close To Town, Close To Schools

Orientation: South Facing

Condition: Good Condition

Climate Control: Air Conditioning, Hot A/C

Views: Street Views

Features: Fitted Wardrobes, Near Transport, WiFi, Bar, Restaurant On Site, Near Church

Furniture: Fully Furnished

Kitchen: Fully Fitted Kitchen
Utilities: Electricity, Drinkable Water

Taxes & Fees

Community: €384 per year
IBI: €216 per year
Rubbish: €221 per year

Energy certificate

Consumption: E
Emissions: E

Contact

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