

Middle Floor Apartment in Los Boliches

€259,000

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 make a profitable investment from day one!

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

Features:

46 m² of usable area

1 bedroom

1 full bathroom

It features two balconies, ideal for relaxing, having breakfast, or enjoying the natural light.

Open-plan kitchen leading to the living room

Very bright and sunny

Air conditioning

Built-in wardrobe

Valid Tourist License. Currently in operation, offering immediate rental income.

Location:

100 meters from the beach.

Area with a wide range of restaurants and cafés.

Supermarkets, shops, and a pharmacy nearby.

Bus stops close by.

All amenities within a few minutes' walk.

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

The building does not have an elevator.

Maintenance costs:

IBI (Property Tax): €216/year.

Community fees: €32.23/month.

Waste collection tax: €221.25/year (applicable to properties with a Tourist License).

An ideal property for enjoying the Costa del Sol or for those seeking a secure investment in a highly sought-after location

? Property price: €259,000

Additional information:

Estimated final price (indicative): approx. €279,630 (if financing is used), calculated as an estimate based on the purchase price, including (for reference):

- Property Transfer Tax (ITP) (7%): €18,130

- Notary and registry fees (approx.): €2,500

In accordance with Decree 218/2005 of the Regional Government of Andalusia, please note that the published price does not include Property Transfer Tax (ITP) or notary, registry, or administrative fees.

The offered price is not subject to automated customization or price increases based on the buyer's urgent need or specific circumstances.

Advertising in compliance with Law 10/2025 of December 26.

Amenities

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

Orientation: South

Condition: Good

Climate Control: Air Conditioning, Hot A/C

Views: Street

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

Furniture: Fully Furnished

Kitchen: Fully Fitted

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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