



# 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  
Near Church  
Fiber Optic

### Views

Urban  
Street

### Furniture

Fully Furnished

### Utilities

Electricity  
Drinkable Water  
Telephone

### CO2 Emission 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  
Bargain  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent  
Recently Refurbished

### Security

Entry Phone

### Energy Rating

F