



**Property type :** Apartment

**Location :** Fuengirola

**Bedrooms :** 2

**Bathrooms :** 2

**Swimming pool :** No

**Orientation :** South

**Parking :** 1 underground parking

**House area :** 83 m<sup>2</sup>

- ✓ close to shops
- ✓ Central heating
- ✓ White goods

- ✓ Handicap access
- ✓ Lift
- ✓ Airconditioning

- ✓ Fitted wardrobes
- ✓ Terrace



## Brand-New First Floor Apartment in Fuengirola – 2 Bedrooms, 2 Bathrooms

This apartment features a 5 m<sup>2</sup> front terrace and a 7 m<sup>2</sup> rear terrace, perfect for enjoying Fuengirola's great weather. With approximately 70 m<sup>2</sup> of usable space and a total built area of 93 m<sup>2</sup>, this home is designed for comfort and efficiency.

Discover this newly built apartment, designed with high-quality materials to offer maximum comfort. Enjoy excellent soundproofing in walls and ceilings, underfloor heating in the main bathroom, and an efficient arothermal system. The building also boasts an A-rated energy certificate, ensuring sustainability and energy savings.

Fully equipped kitchen included.

### Strategic Location in Fuengirola – La Calerita Area

Edificio Real is located in a prime area, offering quick access to all essential services and points of interest:

- ✓ Less than 2 minutes from the highway, ensuring easy connections across the Costa del Sol.
- ✓ Only a 3-minute walk from the Fairground, the center of events and activities.
- ✓ Schools and institutes within walking distance, ensuring a close and accessible educational environment.
- ✓ La Loma Park nearby, perfect for walks and relaxation.
- ✓ Less than 10 minutes from the beach, allowing you to enjoy the sea whenever you want.

Fuengirola is the perfect place for those looking for a family-friendly and peaceful environment, while still enjoying a variety of leisure, sports, and gastronomy options in the heart of the Costa del Sol.

Don't miss the opportunity to move into this magnificent apartment in one of the most attractive areas of the Costa del Sol.

???? Optional parking space and storage room available in the same building.

???? Check unit availability.

(\*) Prices do not include 10% VAT. Subject to change without prior notice.

