



## APARTMÁN VE STŘEDNÍM PATŘE 2 LOŽNICE

📍 Riviera del Sol

REF# R5305249 – 320.000€

IBI

648 €/YEAR

Community

1080 €/YEAR



2

Ložnice



1

Koupelny



64 m<sup>2</sup>

Built



11 m<sup>2</sup>

Terrace

SEA VIEWS + TOURIST LICENSE: Renovated 2-bed apartment walking distance to the beach

Located in the well-known complex Mercurio in Riviera del Sol, this south-facing 2-bedroom apartment offers beautiful sea views between the surrounding buildings and excellent walking distance to all amenities.

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The property has a built area of 74 m<sup>2</sup> (including terrace) and consists of:

2 bedrooms

1 bathroom

Open-plan kitchen

Bright living area with direct access to the covered terrace

The apartment was originally built in 1983 and is in good overall condition. The kitchen and bathroom have been renovated in recent years. Finishes are not high-end but practical and well maintained, making the property ideal as a comfortable second home or rental investment.

The south-facing covered terrace enjoys sun throughout the day and offers pleasant sea views. There is enough space for a lounge set, dining table and additional seating.

Additional features:

Sold fully furnished

Air conditioning (installed 1 year ago)

Building exterior completely repainted approximately 9 months ago

Communal swimming pool

Tourist rental license in place

Street parking (generally available)

The property is within walking distance to the beach, supermarket, restaurants and other amenities. A tennis and sports club is located around the corner. Due to its central location, a car is not essential.

An excellent option as a holiday home, rental investment or lock-up-and-leave property on the Costa del Sol.

The apartment is accessed via one flight of stairs down and the building does not have a lift.



