

## Wohnung zum Verkauf in Los Boliches, Costa del Sol

3 Schlafzimmer | 3 Badezimmer | 136 m<sup>2</sup> Wohnfläche  
€ 245 IBI | € 76 Rubish tax | € 1,212 Community fees



### Beschreibung der Immobilie

This exceptional property, only a stone's throw from the beach, consists of two separate units, combining flexibility, comfort, and short-term rental potential in the heart of Los Boliches.

The main apartment features 2 spacious bedrooms and 2 full bathrooms, a bright living room with a wood-burning stove, and a large, functional kitchen. From the living room, you can access a pleasant terrace, perfect for relaxation. The apartment is equipped with AC for maximum comfort all year round.

Upstairs, there is a separate 57 sqm apartment with 1 bedroom, 1 bathroom, and kitchen, also equipped with AC, ideal as a rental unit, guest apartment, or for children who want their own space.

Together, the two apartments offer almost 140 sqm of built area, and the property also includes a large shared rooftop terrace, perfect for sunbathing and social gatherings.

The location is unbeatable, on a quiet street just 100 meters from the beach, with the train station,

shops, restaurants, and all s