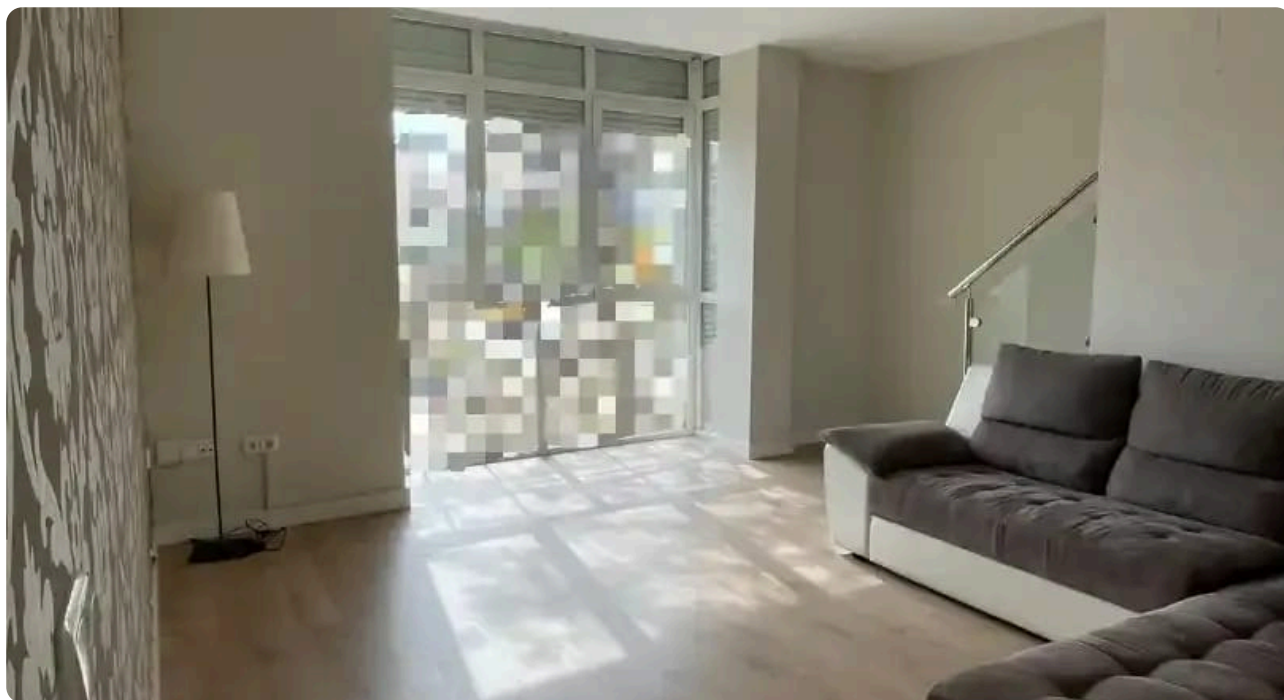




Property report

Prepared for **Sample report** · ranked for **rental income** · 8 October 2026

THIS REPORT COVERS

Avenida de las Salinas, Los Boliches

Fuengirola, Andalucía, Spain (Costa del Sol)

PRICE

€379,900

BEDROOMS

3

BATHROOMS

3

POOL

None stated

SIZE

103 m²

ENERGY

Not stated

WORTH A LOOK

This Los Boliches duplex asks within the comparable price range and models a strong net yield, but the whole thesis hinges on an owners'-association vote not yet confirmed. **Verdict on page 2.**

You commissioned this report independently. No seller or agent contributes to it or pays to shape what it says.

I 1. Recommendation

The verdict for your goal: Rental yield (holiday let, families and couples)

WORTH A LOOK

This Los Boliches duplex asks within the comparable price range and models a strong net yield, but the whole thesis hinges on an owners'-association vote not yet confirmed.

At €3,688/m² the asking price sits inside the comparable middle band of €3,598–€5,709/m², so there is no obvious room to push a steep discount on price alone. The modelled net yield before tax of 7.46% (net band 6.36%–8.10%) is well above the 4.1% comparable-homes figure, which makes this an attractive number on paper for a short-term let strategy. The entire case depends on getting short-term tourist letting approved: since April 2025 that needs a three-fifths owners' vote in buildings with a comunidad, and this has not been confirmed for this address.

YOUR RENTAL INCOME

€28,322 a year

7.5% net, renting all year

Before income tax in the country where the home is.
After non-resident tax: €22,941 (6%).

THE PRICE

€3,688 per m²

€379,900 for 103 m²

The middle of the comparable properties here sells for €3,610 to €5,592 per m².

COST TO BUY

About €27,247

on top of the price, all-in
€407,147

ITP transfer tax, Notary, Land Registry. The lawyer is not priced.

THE RISK TO WEIGH FIRST

The comunidad's three-fifths approval vote for short-term tourist letting is the single fact that decides whether this property can deliver anything close to its modelled 7.46% net yield, or whether the buyer falls back to a long-term rental strategy with a materially different return; this is unverified and can also be revisited by the comunidad after purchase.

THE TRADE-OFF

A yield this far above comparable short-let homes is only real if the comunidad has already approved tourist letting or will approve it after purchase; if it has not, the fallback is a long-let yield that this report has not been given a figure for, so the buyer is trading a strong headline number for licensing uncertainty.

I 2. Strengths and concerns

What to look into on this listing, most important first.

STRENGTHS

The duplex is 200 m from the beach in a dense, year-round resident town with a deep long-term and seasonal tenant pool, giving a genuine fallback if short-term letting is restricted.

The modelled net yield before tax of 7.46% is well above the 4.1% figure for comparable short-let homes, a meaningful edge if the letting format is confirmed.

The asking price sits within the comparable range for the area, so the price itself is not the obstacle to this deal.

Photo condition reads as well-maintained and move-in ready with contemporary finishes, air conditioning throughout and a 2005 build, suggesting minimal upfront cosmetic spend for a family or couple audience.

CONCERNS

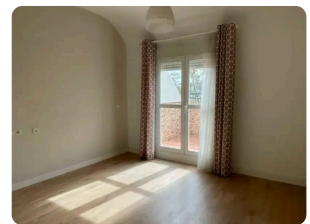
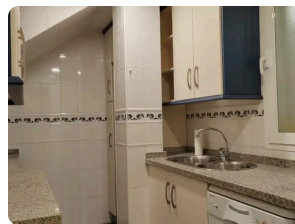
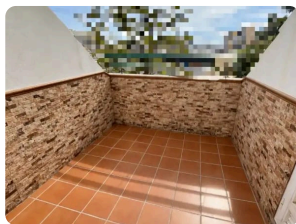
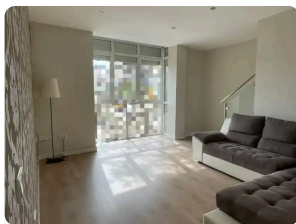
Short-term tourist letting in this building now requires a comunidad vote of three-fifths of owners and three-fifths of ownership share, and this has not been confirmed for this specific address; a no-vote outcome would collapse the yield thesis this verdict rests on.

The VUT registration status for this unit itself is unconfirmed, and without it the headline net yield figures do not apply.

Community fees and what they cover are not yet confirmed, and these are a direct running cost the modelled yield has to absorb.

The gap between asking and actually-sold prices is noted as wide in this market, so the in-range asking figure should still be checked against recent sold comparables, not just other active listings.

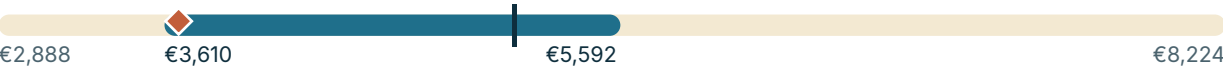
PHOTOS IN THE LISTING



3. Fair price

How the asking price sits against comparable properties for sale in Fuengirola.

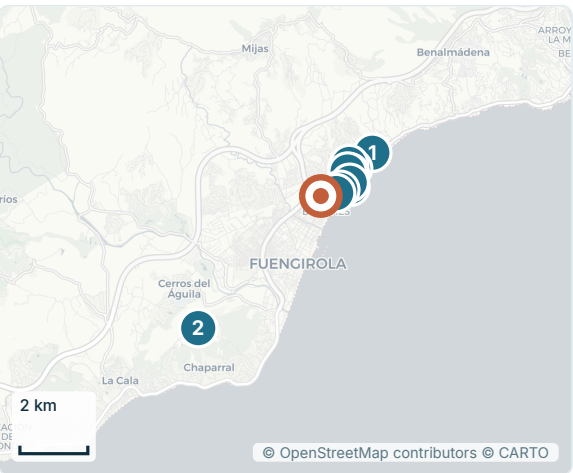
PRICE PER M² OF COMPARABLE PROPERTIES



Sea: the middle half of the comparable properties, with the median marked. The diamond is this property at €3,688 per m².

The comparable range is €370,594–€587,927. The asking price sits within it, so the price is in line with the market. Any room to negotiate comes from the concerns and verify points above, not the headline price.

This home asks €3,688/m². The middle half of 12 comparable homes in the same area sit between €3,598 and €5,709/m². This asking price is inside that range.



WHERE THE COMPARABLE PROPERTIES ARE

This property (terracotta ring) and the 12 comparable properties (sea). Portal pins are area level, so properties in the same area share one point; the number is how many.

Areas and pins are approximate: check the exact addresses before you compare.

COMPARABLE PROPERTIES

	Asking	Per m ²
Fuengirola		
Apartment · 2 bed · 116 m ² · beachfront (<300m)	€335,000	€2,888
Flat · 2 bed · 103 m ² · beachfront (<300m)	€339,900	€3,300
Flat · 3 bed · 112 m ² · beachfront (<300m)	€399,000	€3,563
Flat · 4 bed · 146 m ² · beachfront (<300m)	€527,000	€3,610
Apartment · 2 bed · 82 m ² · beachfront (<300m)	€375,000	€4,573
Apartment · 3 bed · 106 m ² · beachfront (<300m)	€499,000	€4,708
Flat · 2 bed · 77 m ² · beachfront (<300m)	€395,000	€5,130
Apartment · 2 bed · 103 m ² · beachfront (<300m)	€540,000	€5,243
Flat · 3 bed · 152 m ² · beachfront (<300m)	€850,000	€5,592
Flat · 2 bed · 99 m ² · beachfront (<300m)	€600,000	€6,061
Apartment · 2 bed · 80 m ² · beachfront (<300m)	€550,000	€6,875
Apartment · 3 bed · 85 m ² · beachfront (<300m)	€699,000	€8,224

12 active same-city listings from Fotocasa, Kyero, sampled 2026-10-08 and compared on price per m². Each links to our listing page and, where held, the source portal. Asking prices, not sale prices.

I 4. Cost to buy and own

The cheques you would actually write, and the evidence for your offer.

TO BUY

Asking price €379,900

ITP transfer tax €26,593

Notary €426

Land Registry €228

All-in purchase cost about €407,147

Transfer tax is charged on the higher of the price and the official reference value, so a higher reference value raises it. The lawyer is not priced: ask for a written quote from one not tied to the seller.

IF YOU TAKE A MORTGAGE

Loan, 65% of the price €246,935

Rate and term 4% over 25 years

Monthly payment about €1,303

Cash you need at signing about €160,212

Worked on our model's typical loan for a non-resident buyer. Ask a mortgage broker what you would qualify for before you rely on it.

EVERY YEAR

Owning it

€2,778 to €9,410

Property tax, community fees, insurance and utilities.

Non-resident tax

about €482 a year

Spain taxes a non-resident owner on a notional income from the home, even in a year it is not rented out.

Wealth tax

Ask an adviser

Ask a tax adviser whether wealth tax applies to your assets in this country.

Short-term rental costs (cleaning, platform fees, management) are already taken off the income figures on the next pages.

YOUR NEGOTIATING POSITION

On the market

at least 9 days

First published on the portal on 29 September 2026.

Price changes

1 recorded

The asking price changed once, from €379,900 to €379,900.

Listed by

one agency

We hold no other agency's advert for it.

This is how long the current advert has been live. If the agent relisted the home, the clock started again, so it may have been for sale longer. Checked 8 October 2026.

Now about 25% below the area median (€4,919/m²) for this size band.

I 5. Rental income

What you would keep from short-term rental, after costs and your own weeks.

RENTING ALL YEAR

€28,322 a year

7.5% net on the €379,900 price, before income tax in the country where the home is

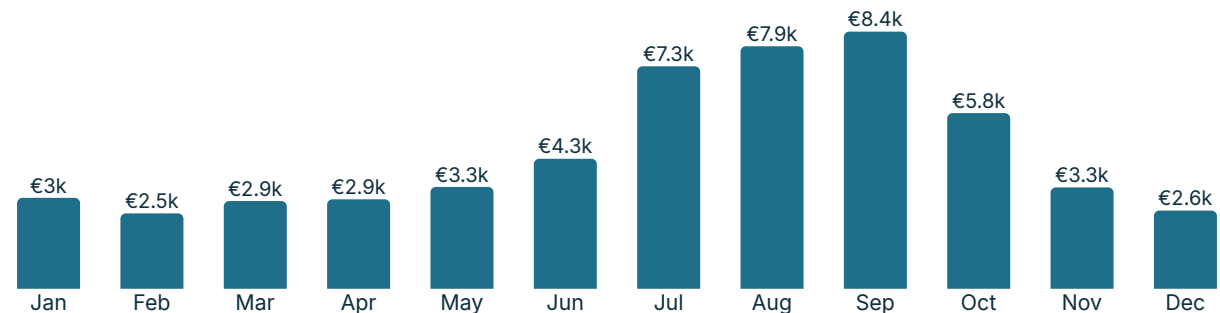
RENTING ALL YEAR, BEFORE AND AFTER TAX

Bookings, all year		€54,128 gross
Net, all year		€28,322 · 7.5%
Net, all year, after tax		€22,941 · 6%

Net is after the 12% management fee and running costs, before income tax in the country where the home is.

MONTH BY MONTH, RENTING ALL YEAR

Bookings each month, from Fuengirola's measured season.



September is the best month here.

Nightly, average	Nightly, best month	Occupancy in the model	Typical listing here
€315	€451	47%	11%

A 3-bed home in the beachfront (<300m) band here lets at about 47% on the active-let benchmark, what comparable listings actually achieve rather than a full-calendar assumption. We didn't move that up or down for this specific property.

This home's estimated net yield is 7.5%, against 4.1% for 68 comparable homes let the way you would let it.

Ways to rent it out

The routes open here, with the basis of each figure. They are listed, not ranked: a net figure and a gross rent do not compare.

Short-term, all year

€28,322 net a year (7.5%)

Net of running costs and management, before income tax.

Long-term, year-round tenant

€10,136 net a year (2.7%)

Net of running costs and management, before income tax.

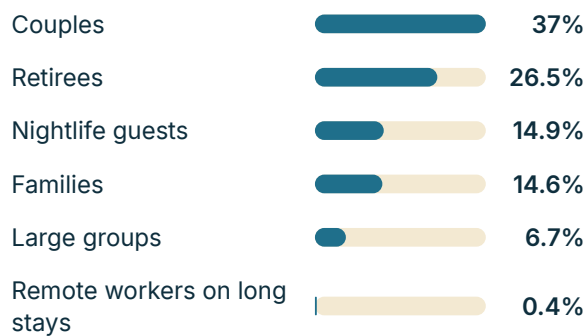
Mid-term in the quiet months, short-term in season

no figure

Not priced for this property, so no figure is shown.

WHO RENTS IN FUENGIROLA

Share of holiday-rental stays by type of guest, measured 20 September 2026.



WHAT THAT MEANS FOR THIS PROPERTY

Most holiday-rental stays in this town are by couples. For this home the strongest fit is retirees, from its size, setting and amenities.

WHAT EACH ROUTE NEEDS

Short-term, all year

A tourist registration for this home and, in a shared building, the owners' prior approval.

Long-term, year-round tenant

Under Spain's tenancy law the tenant can extend year by year to five years, or seven if the landlord is a company. You can take the home back for your own use only after the first year. The contract must say so at signing, and you must own the home personally.

Mid-term in the quiet months, short-term in season

A written contract for each stay of a few months. Ask your lawyer which contract applies here before you plan on it.

Check the contract and notice rules with your lawyer before you choose a route.

I 6. Condition and the cost to make it rentable

What the photos show, what they cannot, and what you may need to spend.

FROM THE PHOTO REVIEW

MOVE-IN READY

This is a 2005-built duplex apartment that presents in good order from the listing photos, with contemporary flooring, updated electrical and plumbing fixtures, and both split and centralised air conditioning in place. The styling reflects mid-2000s coastal apartment conventions (neutral tones, ornamental bathroom tiling) rather than a recent refresh, but nothing in the photo evidence points to structural or systems concerns. At under 20 years old the building is past the highest-risk window for poor 1970s/1980s Costa del Sol construction, and the unit reads as close to move-in ready for a short-term rental audience.

Furnishing & styling Recommended	Replace staged brown-and-white modular seating with contemporary holiday-rental furnishings; update soft furnishings, curtains, and bedding; refresh damask accent wallpaper in salón with neutral paint or modern wallcovering; consider updating ornamental bathroom tilings or at minimum re-grouting for modernised appearance.	€3,000 to €6,000
Lighting & ambiance Optional	Add decorative table lamps, wall art, and mirrors to enhance brightness and visual appeal of bathrooms and bedrooms; consider upgrading pendant light in bedroom to contemporary fixture.	€500 to €1,200
Kitchen presentation Optional	Cosmetic refresh of kitchen with updated hardware/handles if desired, minor grout refresh on splashback tile if needed. Appliances appear functional and modern.	€300 to €800

Estimated total: €3,800 to €8,000. An estimate from the photos, not a quote: get quotes before you rely on it.

WAYS TO LIFT IT

- The third bedroom with terrace access and two full bathrooms, one en-suite, suit families and multi-couple groups who pay a premium for separate sleeping and bathing space, widening the addressable booking pool beyond couples-only units.
- Being 200m from the beach with included garage and storage room is a strong draw for the resident snowbird and long-term tenant pool Fuengirola is known for, giving the owner a fallback mid-term rental strategy if short-term booking occupancy underperforms.

WHAT HOLDS IT BACK

- The bathroom styling and general finish date to the mid-2000s rather than a recent refresh, so a light cosmetic update such as lighting, soft furnishings and modern listing photography is likely needed to command the peak nightly rates this yield model assumes.

WHAT TO CHECK FROM THE PHOTOS

What the photo review saw, or could not see. Tick it off at the viewing.

☐ Furnishing is staging only (brown modular seating not included in sale)

- ☐ Ornamental ceramic tilings in bathrooms and kitchen splashback may be considered dated for contemporary holiday rental aesthetic
- ☐ Terrace appears small and enclosed; limited outdoor entertaining space
- ☐ No sea view confirmed from property; beach 200 m away requires walking/car access
- ☐ Outside: Property is part of 2005-built block with communal facilities (lift, garage, storage). No private garden shown. Terrace is sole private outdoor space. Rendered white facade and clay-brick boundary visible; no structural defects or exterior damage observed in Photo 11.
- ☐ No energy rating in the listing: ask for the certificate.

Notes

I 7. The town

Fuengirola: what it is like to stay, to get to and to live in, through the year.

ON A STAY HERE

Fuengirola sits on the western Costa del Sol in Málaga province, a dense, high-rise town behind a roughly 7 km promenade, and it is the coast's mass-market value option, with entry prices well below Marbella and Estepona. It has one of the coast's largest established foreign-resident communities, with strong UK, Finnish and other Scandinavian, and Dutch and Belgian cohorts living there year-round, supported by a Finnish school and church, Nordic services and an English-first high street. Commuter rail links it directly to Málaga. Unusually for the Costa del Sol, demand is not purely summer-seasonal: a deep pool of long-term and seasonal resident tenants, including relocators, October-to-April snowbirds and remote workers, underpins a genuine year-round economy. For a buyer it is a working town first and a holiday strip second.

GETTING HERE

Train from AGP: 35 minutes (Renfe Cercanías C1)

Car from AGP: 20 minutes

A direct Cercanías C1 train reaches Málaga airport in about 35 minutes, every 20 minutes, so no car is needed for the transfer.

Direct train to Málaga airport in about 35 minutes, every 20 minutes. Dense seafront town that works well without a car.

OUT OF SEASON

LIVED-IN YEAR-ROUND

A working town first and a holiday strip second, with one of the coast's largest year-round foreign-resident communities and a genuine year-round economy of relocator, snowbird and remote-worker tenants. Lived-in in February.

THE HOUSING STOCK

Mostly apartments, much of it in dense 1970s and 1980s high-rise blocks behind the seafront. Build density is high and construction quality varies across those blocks, so a survey matters.

BEACHES

Playa de los Boliches	425 m	Bathing water: Excellent (2025)
Playa Torreblanca-Carvajal	764 m	Bathing water: Excellent (2025)
Playa de Torreblanca	1.7 km	Bathing water: Excellent (2025)

Straight-line distances from the listing's map point, which is area level. Bathing water is the official EU classification.

CLIMATE

Warmest month

August, 32°C by day, 22°C at night

Hot days

20 days at 30°C or more in August

Change since 1961 to 1990

+1°C a year; summer nights +1.6°C

1991 to 2020 against 1961 to 1990.

Measured at MÁLAGA AEROPUERTO, about 12.9 km from the towns here, and published by AEMET. It describes the region, not one address. A record, not a forecast.

I 8. Market and resale

Where the market is heading, who buys here, and what it costs to sell.

WHERE THE MARKET IS HEADING

UPCOMING

Upcoming market. Based on tourism trajectory and real appreciation. The signals are close, so read it as a lean.

Tourism trajectory

Tourism gaining: recent arrivals +11% vs the 2017–2019 plateau, +2%/yr through 2025. (2025)

Tourist density

Tourist density moderate at about 15 overnight stays per resident (Costa del Sol (coastal municipalities of Málaga)). (2025)

Real appreciation

Capital growth: real prices up about +4%/yr with momentum holding (CPI-adjusted, 5-year window).

PRICE GROWTH

8.4% a year

over 5 years (INE IPV, 2025 annual). **About 4.1% a year after inflation.**

A regional index, not this building. A past trend, not a forecast.

WHO BUYS HERE

31.1% foreign buyers

of purchases in Málaga province, against 13.8% nationally (2025-Q4).

An area figure, not this town.

TOURISM

About 15.2 hotel nights per resident a year across Costa del Sol (coastal municipalities of Málaga): moderate. Tourism is growing, about 1.6% a year to 2025, 10.3% above the 2019 level.

INE EOH table 2039

WHAT IT COSTS TO SELL

Ask a tax adviser before you buy what selling would cost you, including the tax on any gain.

SAFETY IN MÁLAGA

Break-ins: 176.6 per 100,000 residents against 165.1 across Spain (2024), stable since 2022.

Squatting reports: 19.4 per 100,000 against 30.3 across Spain (2025), falling since 2022.

Official figures for the whole area: they compare areas, not streets.

I 9. Region, legal and tax

Fuengirola, Andalucía, Spain (Costa del Sol). Information, not legal advice.

COST TO BUY

With notary and registry, plan on about **€27,247** on €379,900, before the lawyer.

EVERY YEAR

Annual running costs typically €2,000–€4,000 for a Fuengirola apartment: IBI (municipal property tax), community fees (charges vary by building amenities), utilities and insurance. Letting management, if used, runs 20–25% of rental income. As a non-resident EU/EEA tax person, you owe Spanish non-resident income tax (IRNR) at 19% on net rental income each year; in an unrented year it is charged on imputed income (a percentage of the cadastral value, not the price). Verify the cadastral value with the seller and reconcile community charges before committing.

RENTING LEGALLY IN FUENGIROLA

Licence

OPEN Short lets run under an Andalusian tourist registration in the Registro de Turismo de Andalucía (the Vivienda de Uso Turístico, VUT, renamed from VFT and tightened by Decreto 31/2024, which added minimum standards and an annual operating-period declaration). No regional cap or municipal moratorium applies in these four towns as of the review date, but since April 2025 starting a short-term tourist rental in a building with an owners' association needs that association's prior approval, by the votes of three-fifths of all the owners who also hold three-fifths of the ownership shares, so confirm both the VUT status and the community's stance before relying on short-let income. That vote can be taken again after you buy, so price the possibility that it changes. Verified June 2026. New licences are available. Register the property and obtain its number before the first let. A licence does not override the building's own rules: A community of owners can restrict or ban tourist letting in the building, independent of the regional VUT registration. The Ley Organica 1/2025 reform of the Horizontal Property Law (art. 17.12), in force from 3 April 2025, means starting a short-term tourist rental in the building needs the association's PRIOR approval by the votes of three-fifths of all the owners who also hold three-fifths of the ownership shares, and the same majority can prohibit tourist rentals or raise the community fees of a tourist unit by up to 20%. An owner already renting to tourists under the tourism rules before that date may carry on; the law does not say whether that passes to a buyer, so ask whether the rental was registered before April 2025 and whether that lets you carry on without a vote. A valid VUT registration does not override the building's own rules. Get the AGM minutes before you offer.

Registration

In 2026 the Supreme Court annulled the national registration procedure and number for short rentals in Spain. Whether numbers already issued still count is not confirmed. Check the register of the autonomous community where the property is for what a rental here needs. Since May 2026, EU rules require booking platforms to check a listing's registration number and report its rental activity to the authorities, so an unregistered rental is visible.

PHYSICAL AND CLIMATE RISK

Flood is the main physical risk: the coast's seasonal rivers and ramblas can flash-flood in autumn gota fría storms, and stretches appear in SNCZI-mapped flood zones. The wooded hills behind the coast also carry summer wildfire risk. Water stress is recurrent as well: the 2022-2024 drought pushed the Axarquía's La Vinuela reservoir to record lows and brought local restrictions, so check the Junta de Andalucía's current drought decrees if a garden or pool matters to you. Check the exact address on Spain's flood-zone viewer (SNCZI). The Consorcio de Compensación de Seguros covers extraordinary risks on any insured home, earthquake and extraordinary flood among them. The surcharge that funds it is compulsory on the policy. Check what your own policy adds beyond that.

GETTING THERE

Low-cost airlines reach Málaga Airport (AGP) year-round from the UK, Ireland, the Netherlands, Belgium and 9 more.

Airline route tables on Wikipedia, checked 2026-07-05. Confirm current routes before you rely on them.

BEFORE YOU BUY AS A FOREIGN NON-RESIDENT

Your foreign-ID number comes first

Before almost anything else, get your local tax/ID number. Apply early, as it can take a few weeks. In Spain that's an NIE (Número de Identidad de Extranjero), your foreigner's tax/ID number. You can't sign the deed, open a bank account, or pay property tax without one.

Use an independent lawyer

Engage your own lawyer. The notary who formalises the deed is not checking the purchase for you: clean title, debts, planning and any short-let licence are your lawyer's work, not theirs. Do not assume the professional who handles a purchase at home covers the same ground here. In Spain that professional is the abogado. Budget roughly €1,500–3,000 (about 1% of the price). It must be independent of the seller's agent, never that agent's in-house recommendation. A notary is a public official who serves both buyer and seller, so a notary does not replace your own lawyer.

Non-resident tax works differently here

This is why our net-yield figures are stated "before income tax in the country where the home is": the rate, and even whether tax is due at all, depends on your residency and the country. Spain charges non-residents an annual imputed-income tax (IRNR, filed on modelo 210) even in a year you never rent the home out, with any actual rental income taxed on top. It is calculated on the cadastral value, which sits well below what you pay for the property. It is a Spanish charge on top of the municipal IBI, and it tells you nothing about what your own country charges on the same home. Ask a tax adviser how the two fit together.

Check with your own lawyer: Verify the VUT registration path, the building's short-let policy (from community statutes and minutes, not the agent's description), current community fees and what they cover, the cadastral value and annual tax liabilities, and the permitted use at this address with an independent local lawyer who is not connected to the seller or agent before you commit.

I 10. What to do next

Your plan for this property: what to line up before you travel, check on the day, and settle before you offer.

BEFORE TRAVELLING FOR THE VIEWING

- ☐ Email the agent requesting written confirmation of the VUT registration status: is there an active VUT registered at this address, when was it registered, and has it been continuously held since before April 2025? Ask them to provide the licence reference number.
- ☐ Request the community statutes and the resolution or minutes showing the owners' association's current position on short-term tourist letting. If no vote has been recorded, ask whether one is pending and when it is scheduled.
- ☐ Ask the agent for written confirmation of annual community fees, IBI (municipal property tax), and an estimate of utilities and insurance, so you can check the yield assumptions against the actual running costs.
- ☐ Obtain the listing's nota simple (registry extract) from the agent or a lawyer, and verify that the property details (size, boundaries, registered owner) match the listing and the sale contract terms.
- ☐ Request written confirmation of any outstanding debts, charges or community arrears registered against the property, and ask the agent to specify what (if anything) stays in the sale (furniture, appliances, air-conditioning units).

Notes _____

ON THE DAY

- ☐ Inspect the condition of the air-conditioning units (split and centralised systems) and establish whether they are in working order and included in the sale, as replacement can cost €3,000–€8,000 per zone.
- ☐ Check the state of the laminate flooring and bathroom tilings, and ask the owner whether any works (plumbing, electrical, HVAC servicing) have been performed in the last 5 years and what warranties remain.
- ☐ Walk the building's common areas (hall, lift, stairwells) and take photos of the state of paint, plumbing and any visible cracks or water damage, which may signal the standard of building maintenance and the likelihood of future special assessments.
- ☐ Ask the current owner or manager about occupancy patterns for short-term rentals: how many bookings per month do comparable units achieve, at what nightly rate, and during which months is demand strongest? Probe for realism against the 47% occupancy baseline.
- ☐ Clarify with the building manager or a neighbour whether the owners' association has voted on the April 2025 short-let approval or is planning to, and whether any opposition to short-term letting has been raised.

Notes _____

BEFORE YOU OFFER

- ☐ Instruct an independent local lawyer (not connected to the seller or agent) to obtain a full extract from the land registry, confirm the property's legal status, check for any registered charges or liens, and verify the cadastral value and current IBI assessment. Request their written fee quote first.
- ☐ Ask the lawyer to obtain the current VUT registration details or to confirm whether an application for new registration would be approvable given the building's community vote requirements.
- ☐ Request from the lawyer a summary of the community fees (what they cover, the reserve fund level, and any pending special assessments), the annual property tax (IBI), and written advice on your IRNR and imputed-income tax position as a non-resident.
- ☐ Confirm with a tax adviser or your lawyer the full tax position: the 19% IRNR rate on net rental income in years you let, the imputed-income calculation for unrented years, and any withholding obligations upon purchase.
- ☐ Obtain a written inventory of everything included in the sale (furniture, white goods, kitchen appliances, air-conditioning units, outdoor items) and ensure it is signed by the seller before exchanging contracts.

Notes

Ask before travelling for the viewing

THE SELLER'S AGENT

Facts an agent routinely states in writing. Send these by email and you will have most of them back before you book travel.

Are there any outstanding debts, charges, or community arrears registered against this property? Obtain written confirmation from the agent and, once serious, from your lawyer's registry extract.

POTENTIAL DEAL-BREAKER

In Spain the buyer can end up liable for unpaid community charges after completion. This listing's yield assumes a clean purchase.

What is this building legally permitted to be used for, and does that permission explicitly cover whole-property short-term tourist letting? Request the VUT registration reference from the Registro de Turismo de Andalucía.

POTENTIAL DEAL-BREAKER

This listing's income thesis rests on short-term tourist rental. A verbal 'it's fine' is not a permission; the VUT registration is the legal fact.

Has the owners' association voted on short-term tourist letting under the April 2025 rules? If yes, provide the resolution and vote count (need three-fifths of all owners AND three-fifths of shares). If no, when is the vote planned?

POTENTIAL DEAL-BREAKER

Since April 2025, starting a short-let in a building with an owners' association requires prior approval by three-fifths supermajority. This is the gate the VUT alone does not open.

What are the annual community fees, and what do they cover (lift, pool, garden, gated access, insurance, reserve fund)? Has a special assessment (derrama) been voted or is one pending?

IMPORTANT

Community fees are the largest annual cost after management. The yield baseline assumes €19,311 in fixed costs; fees are part of that. Undisclosed fees or pending assessments erode the yield.

What is the cadastral value (valor catastral) of this property? This is needed to calculate your non-resident tax (IRNR) on imputed income in unlet years and to verify the official reference value for ITP tax purposes.

IMPORTANT

IRNR is charged on imputed income when the property is not rented in a given year. The cadastral value is also the basis for the official reference value the tax authorities may apply for ITP.

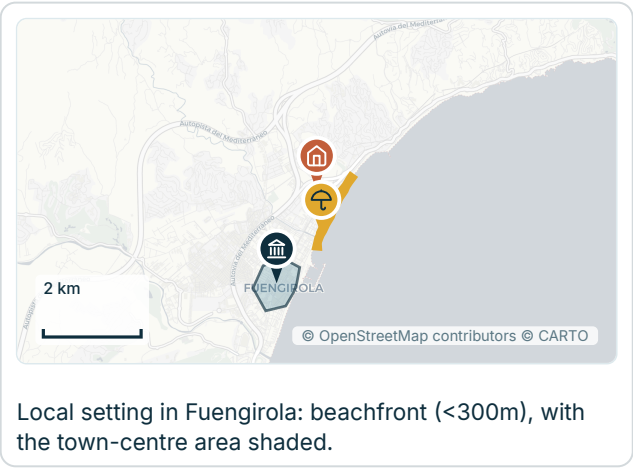
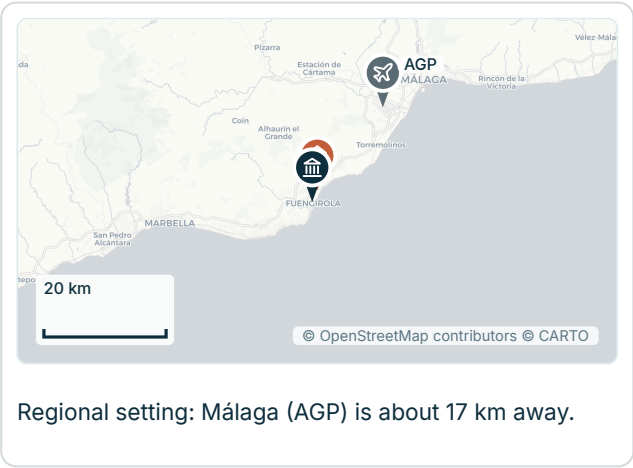
YOUR LAWYER, WHEN YOU ENGAGE ONE

The registry, licence and planning questions. Hand these over when you engage a lawyer. They are questions to put, not conclusions we have drawn.

If a VUT is currently registered at this address, is it transferable to a new owner upon purchase? Does the community minute book record the April 2025 vote and outcome on short-term letting?

POTENTIAL DEAL-BREAKER

A VUT registered before April 2025 can continue to operate, but it must be transferable to you. The community minutes show whether the April 2025 vote has been taken and what was decided.



Pins are area level, not the building. Distances are straight lines.

HOW THIS REPORT WAS PREPARED

From the listing's public data, comparable properties for sale in Fuengirola, and rental income modelled from sampled holiday-rental data. You pay for this report and nobody else does. Not legal or tax advice: check figures, taxes and licensing with a local lawyer and a tax adviser.

WEIGHING IT AGAINST OTHERS?

An in-depth comparison report scores two to five properties against your goal and ranks them side by side.