

**Sales - Apartment - Torrequebrada**  
**425.000€**



**Ref.-ID: MIBGR5020195**

**Torrequebrada**

**Apartment**

**Community: 2,700 EUR / year**

**IBI: 1,123 EUR / year**

**Rubbish: 172 EUR / year**



**2**



**2**



**187 m2**

Fantastic apartment in a luxurious complex near the beach - Torrequebrada Discover this spectacular 187 m<sup>2</sup> apartment, located in an exclusive complex that combines luxury and comfort. Just steps from the beach, this home is perfect for those looking to enjoy the sun and sea. You'll also be a short drive from the prestigious Torrequebrada golf course. There are also several tennis and paddle tennis clubs in the area, ideal for sports enthusiasts. The complex has 24-hour reception and security, offering tranquility and privacy. Enjoy the four swimming pools and extensive tropical gardens surrounding the complex, a true oasis in which to relax. The bright and inviting living room has direct access to a stunning 60 m<sup>2</sup> terrace overlooking the garden, perfect for enjoying time outdoors. The separate kitchen is fully equipped, ready for you to prepare your favorite dishes. With two spacious bedrooms, one with an en-suite bathroom and both with access to the terrace, you'll have the ideal space to relax. Furthermore, the large closets in the bedrooms offer practical and functional storage. It includes an underground parking space with elevator access. This pleasant and well-maintained setting will allow you to enjoy the proximity to the beach, schools, and supermarkets. Don't miss the opportunity to live in this wonderful apartment that has it all. Come visit and fall in love with your new home! The monthly community fee is €225. The domestic waste tax is €172/year. The annual property tax is €1,123/year (if you are registered with the Benalmádena town hall, you can apply a discount of up to 60% to this amount). The information provided is for informational purposes only and has no contractual value. The offer is subject to errors, price changes, omissions, availability, and/or withdrawal from the market without prior notice. The indicated price does not include expenses inherent to the purchase of real estate according to current laws, such as property transfer tax (ITP) or VAT, notary fees, registry fees, agency fees, or lawyer fees. There are NO additional real estate brokerage fees added to the sale price.

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| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Close To Golf</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> <li>✓ Urbanisation</li> </ul>   | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South</li> </ul>        | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> </ul>  | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Children`s Pool</li> </ul> | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Fireplace</li> </ul>  | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Garden</li> <li>✓ Pool</li> </ul>   |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Private Terrace</li> <li>✓ Ensuite Bathroom</li> <li>✓ Marble Flooring</li> <li>✓ Barbeque</li> <li>✓ Double Glazing</li> <li>✓ 24 Hour Reception</li> <li>✓ Fiber Optic</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Part Furnished</li> </ul> | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul> | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>                          | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Electric Blinds</li> <li>✓ Entry Phone</li> <li>✓ 24 Hour Security</li> </ul> | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Garage</li> <li>✓ Covered</li> <li>✓ Communal</li> </ul> |
| <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> <li>✓ Telephone</li> </ul>  | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Resale</li> </ul>          |  |  |  |  |