Sales - Apartment - Torremolinos

570.000€

Torremolinos **Apartment**

 **3**  **3**  **150 m2**

SPECTACULAR DUPLEX WITH SEA VIEWS, SPACIOUS TERRACES AND PARKING IN MONTEMAR 150 m² built | 3 bedrooms | 3 bathrooms | South-facing | Swimming pool and gardens Can you imagine enjoying the Mediterranean from your own terrace, in a spacious, bright home located in one of the most attractive areas of Torremolinos? Grupo Inmobiliario Ikaros presents this magnificent 150 m² duplex, located in Montemar, next to La Carihuela, combining generous living spaces, contemporary design and sea views. An ideal home for those seeking comfort, outdoor spaces and quality of life on the Costa del Sol. A 75 m² LIVING ROOM TO ENJOY WITHOUT COMPROMISING ON SPACE One of the main highlights of this duplex is its spectacular 75 m² living room, offering plenty of space to create different areas and enjoy family gatherings, relaxing moments or get-togethers with friends. The property features a designer kitchen with a central island and high-end appliances, combining functionality with modern aesthetics. The layout includes 3 bedrooms, 2 full bathrooms and an additional guest toilet, providing comfort and privacy for the whole family. Furthermore, its south-facing orientation allows plenty of natural light to enter, creating a pleasant atmosphere throughout the home. SEVERAL OUTDOOR SPACES WITH VIEWS OF THE MEDITERRANEAN One of the main attractions of this property is its variety of outdoor spaces, allowing you to enjoy the Costa del Sol climate throughout much of the year. The property offers: Covered terrace of 36.40 m², perfect for creating an outdoor dining or relaxation area. Bedroom terrace of 1.50 m². Balcony terrace of 11.50 m². Side patio of 16.20 m². In total, 65.60 m² of outdoor areas, distributed across several different spaces. The sea views add a special appeal, allowing you to enjoy the Mediterranean surroundings from the comfort of your own home. SWIMMING POOL, GARDENS AND PRIVATE PARKING The property is located in a building constructed in 2008, with a lift, and occupies an exterior second-floor position. The residential complex features a communal swimming pool and garden, ideal spaces for enjoying the beautiful weather and the Costa del Sol lifestyle. The property also includes two private parking spaces, measuring 11 m² and 10 m² respectively, according to the information provided, as well as a practical storage room. MONTEMAR, NEXT TO LA CARIHUELA Located in Montemar, this duplex enjoys a residential setting close to La Carihuela, one of the best-known areas of Torremolinos. Its proximity to the coastline, the seafront promenade and the area's wide range of restaurants and shops makes this an excellent location for those wishing to live close to the sea. An attractive property both as a permanent residence and as a home for enjoying extended stays on the Costa del Sol. MAIN FEATURES Asking price: €570,000. 150 m² built area. Duplex property. Resale property, in good condition. Building constructed in 2008. Exterior second floor with lift. South-facing orientation. Sea views. 3 bedrooms. 2 full bathrooms and 1 guest toilet. 75 m² living room, according to the property description. Designer kitchen with island and high-end appliances. Covered terrace of 36.40 m². Bedroom terrace of 1.50 m². Balcony terrace of 11.50 m². Side patio of 16.20 m². Private parking. Storage room. Communal swimming pool. Communal garden. Located in Montemar, Torremolinos, next to La Carihuela. DISCOVER YOUR NEXT HOME BY THE SEA If you are looking for a spacious home with Mediterranean views, several outdoor areas and the convenience of a residential complex with a swimming pool and gardens, this duplex is well worth your attention. Contact Grupo Inmobiliario Ikaros for further information or to arrange a viewing. We would be delighted to show you the property in person. LEGAL INFORMATION In accordance with the current consumer information regulations in Andalusia, please note that taxes, notary fees, land registry fees and any other costs arising from the purchase that are legally payable by the buyer are not included in the advertised price. Real estate agency fees are included in the price. The information provided regarding floor areas, features, price and availability is for information purposes only and does not constitute a legally binding contractual offer. All details should be verified against the relevant documentation. Energy Performance Certificate: energy consumption of 98.6 kWh/m² per year and CO_2 emissions of 17.6 kg/m² per year. Energy rating E, according to the information provided.

Setting
- ✔ Town
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Views
- ✔ Sea Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Double Glazing

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone

Parking
- ✔ Garage
- ✔ Multiple Parking Spaces



















































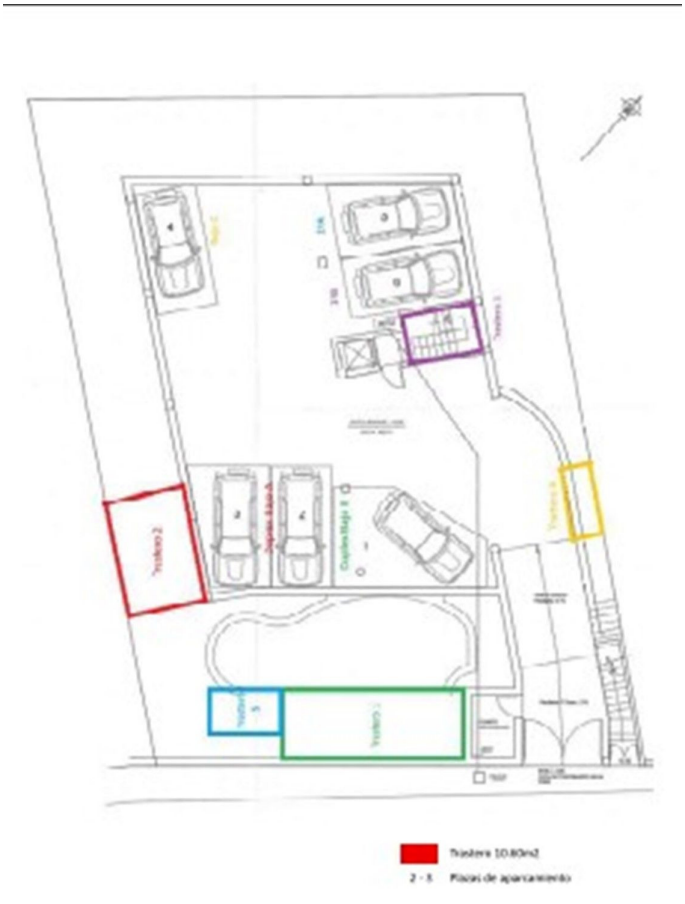




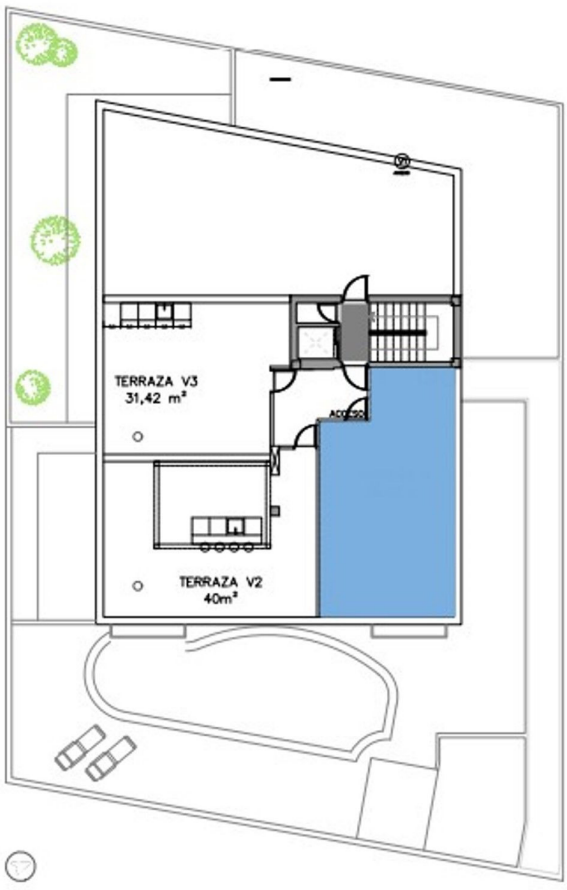


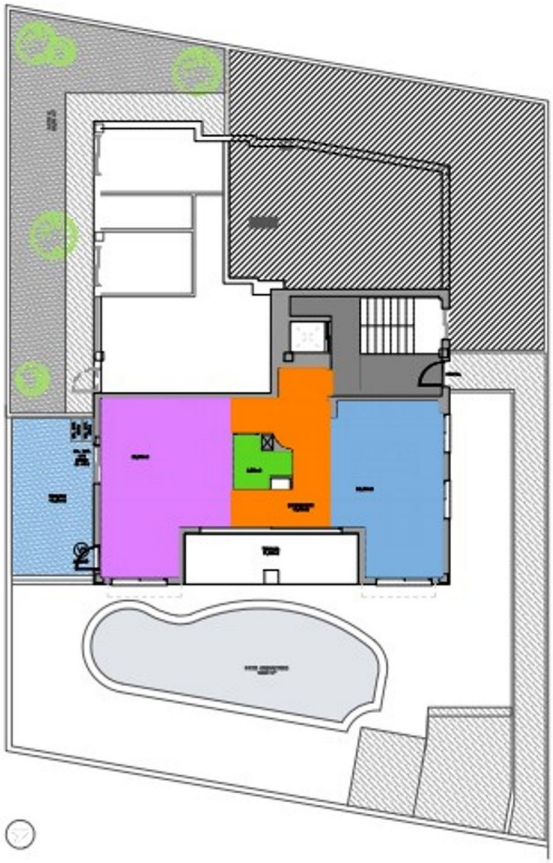


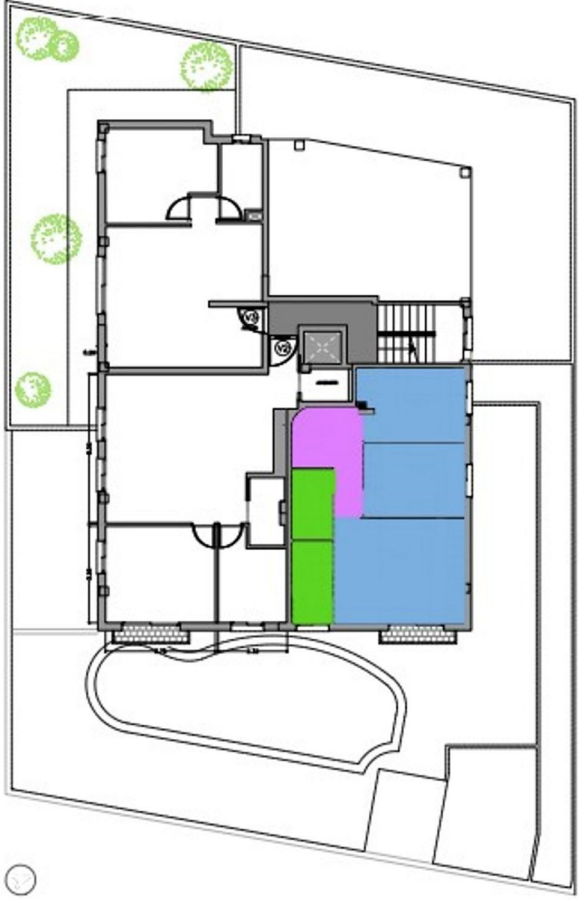




DISTRIBUCIÓN – CUBIERTA







CALIFICACIÓN ENERGÉTICA OBTENIDA:

CONSUMO DE ENERGÍA PRIMARIA NO RENOVABLE [kWh/m² año]

< 12.3 A		< 2.9 A
12.3-23.3 B		2.9-5.4 B
23.3-39.4 C		5.4-8.2 C
39.4-63.1 D		8.2-14.7 D
63.1-134.2 E	98.6 E	14.7-32.7 E
134.2-146.2 F		32.7-36.9 F
≥ 146.2 G		≥ 36.9 G