

**Sales - Apartment - Torremolinos**

**499.900€**

## Torremolinos

## Apartment

Community: 1,980 EUR / year

IBI: 700 EUR / year



2



2



110 m2

Spacious and bright property for sale in the centre of Torremolinos, located in a quiet, central and highly sought-after area, with all amenities close at hand: beach, shops, public transport, restaurants and urban life. The property, built in 2021, has 90 m2 of interior space distributed over two bedrooms, a full bathroom + a toilet, with a modern and functional design. Located on the ground floor and on the corner, it is part of a contemporary building with few neighbours, well maintained and cared for with solar panels and a communal solarium terrace. The materials used are high-end, with wood-effect porcelain flooring inside and out, Porcelanosa tiles, Cortizo carpentry, double glazing, central air conditioning with aerothermal energy, and fitted wardrobes. No detail has been overlooked. The property features a large 30m2 private terrace facing south-west, with a small heated swimming pool and a jacuzzi for the exclusive use of the apartment, a rare feature in the centre of Torremolinos that adds significant value both for personal enjoyment and as an investment. Thanks to its ideal orientation, you can enjoy the sun practically all day long, making the terrace an ideal space for relaxation and outdoor living 365 days a year. The property is sold furnished and also includes a parking space and a storage room, a highly valued feature in such a central location. It is important to note that it has a valid tourist licence that is transferable to the new owner, as short-term rentals are permitted, which is a great advantage for investors. Due to its location, layout and characteristics, it is an ideal property as a primary residence, second home or property investment.

### Setting

- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town

### Climate Control

- ✓ Air Conditioning

### Kitchen

- ✓ Fully Fitted

### Category

- ✓ Distressed
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Contemporary

### Orientation

- ✓ South West

### Views

- ✓ Courtyard

### Security

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ Alarm System
- ✓ 24 Hour Security

### Condition

- ✓ Excellent

### Features

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Access for people with reduced mobility
- ✓ Jacuzzi
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Courtesy Bus
- ✓ Near Church
- ✓ Fiber Optic

### Parking

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ Private

### Pool

- ✓ Private
- ✓ Heated

### Furniture

- ✓ Fully Furnished

### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Solar water heating





















