Sales - Apartment - Torremolinos

529.000€

Torremolinos **Apartment**

Community: 1,620 EUR / year **IBI: 896 EUR / year**

 **2**  **2**  **132 m2**

Located in one of the most sought-after areas of Playamar, just a few minutes' walk from the beach and its pleasant promenade, this bright apartment stands out for its spaciousness, location, and great potential. The apartment, situated on the fifth floor, boasts abundant natural light and pleasant, unobstructed sea views. It currently has two bedrooms, with the third having been incorporated into the living room to create a more welcoming, comfortable, and cozy space. It also features two full bathrooms, a separate kitchen, and a terrace ideal for enjoying the climate and the views. It is located in a private complex with a swimming pool, children's play area, and extensive gardens, making it perfect as a primary residence or a second home. The property is being sold together with a 42 m² commercial space, currently used as a garage and storage room, but with other potential uses, which adds significant value to the property. A unique opportunity to live near the sea, with space, light, and many possibilities in one of the best areas of the Costa del Sol. Make this property your ideal home... Don't hesitate to call me for more information! In compliance with the information obligations established in Law 10/2025 of December 28, on customer service and transparency, as well as current sector regulations, please note that the indicated price does not include the expenses and taxes inherent to the acquisition, which are detailed below: The brokerage fees for this sale are included in the list price. In the case of Transfer Tax (ITP), it is calculated on the higher of the sale price or the cadastral reference value, ranging between 7% and 2% depending on the buyer's circumstances, in accordance with Royal Legislative Decree 1/1993 of September 24, which approves the Consolidated Text of the Transfer Tax and Stamp Duty Law (TRLITPAJD). NOTARY AND REGISTRY FEES: These are subject to tariffs, Royal Decrees 1426 and 1427/1989, of November 17, which approve the Tariffs of Notaries and Property Registrars, respectively. MANAGEMENT SERVICES: Optional. If requested by the client, the fees for administrative processing, tax settlement, and registration amount to approximately □395 (VAT included). FINANCING: If needed, the amount of additional expenses must be agreed upon with your financial institution. This property is marketed through a multi-exclusive system, which means that any transaction related to its purchase must be carried out through our agency. For this reason, please contact us directly and refrain from contacting the owners or occupants of the property directly.

Orientation
- ✔ South Facing

Pool
- ✔ Communal Pool

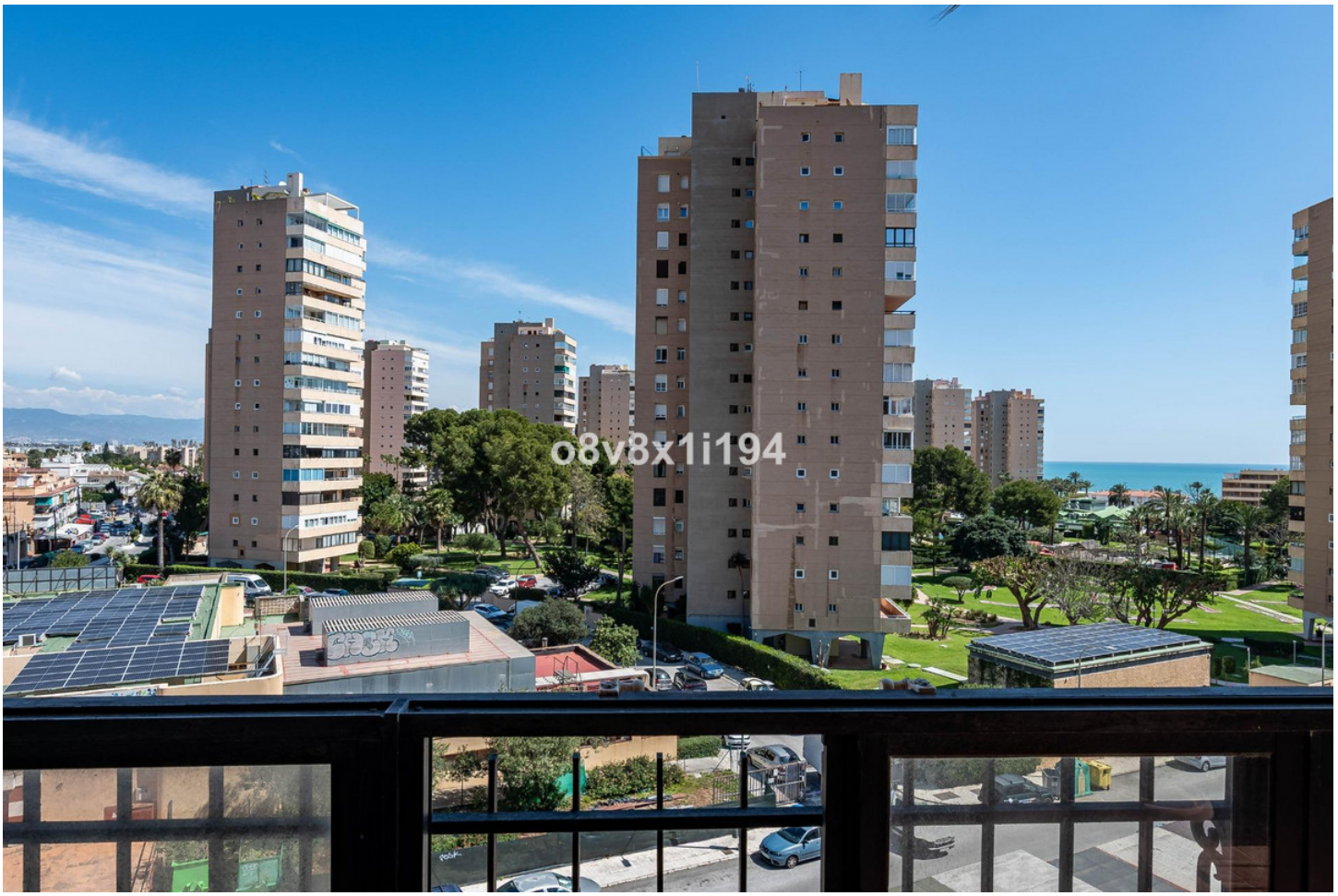
Climate Control
- ✔ Air Conditioning
- ✔ Central Heating

Views
- ✔ Sea Views

Features
- ✔ Lift
- ✔ Private Terrace
- ✔ Wood Flooring

Furniture
- ✔ Not Furnished

Parking
- ✔ Garage


o8v8x1i194


o8v8x1i194

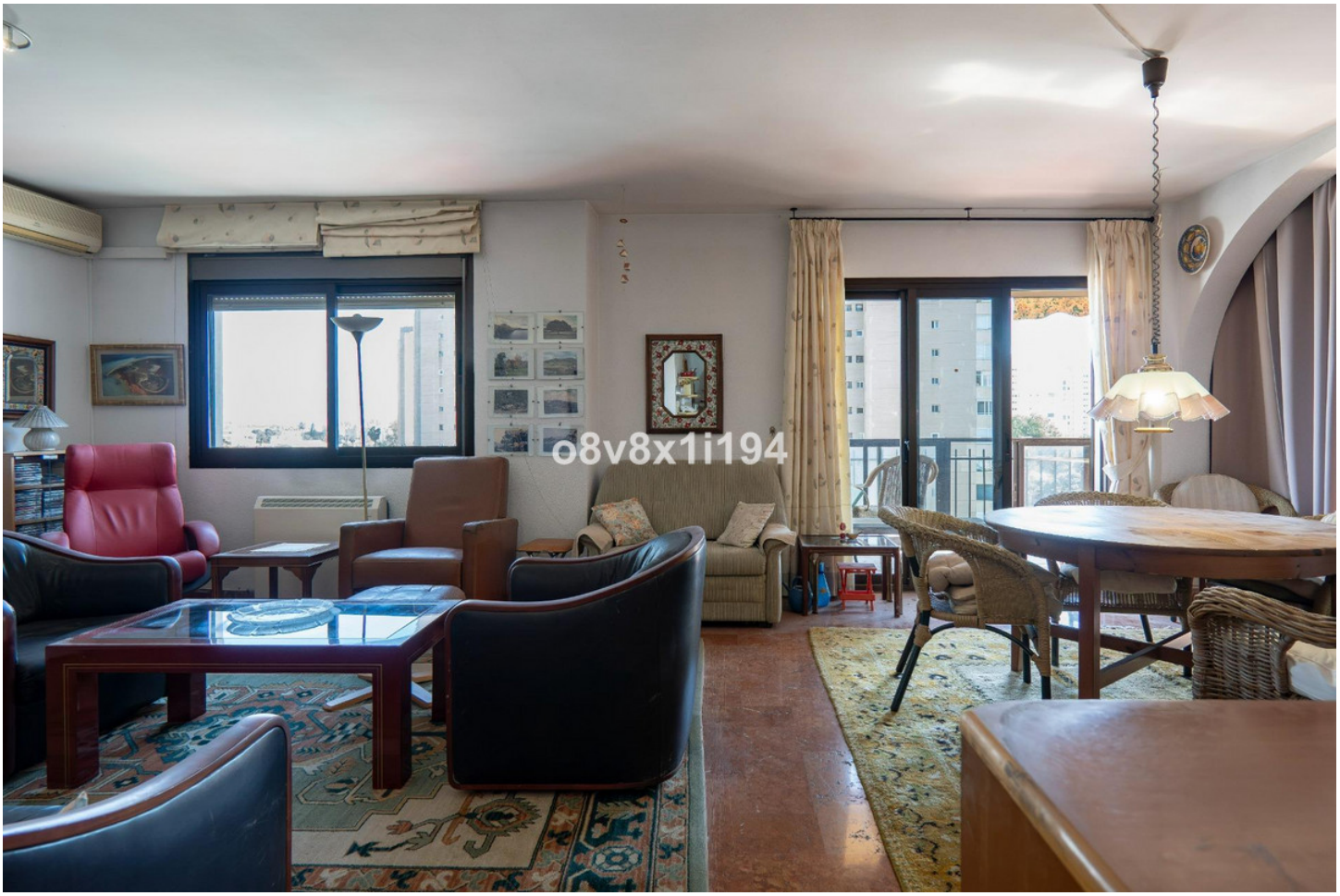

o8v8x1i194


o8v8x1i194















ANTES



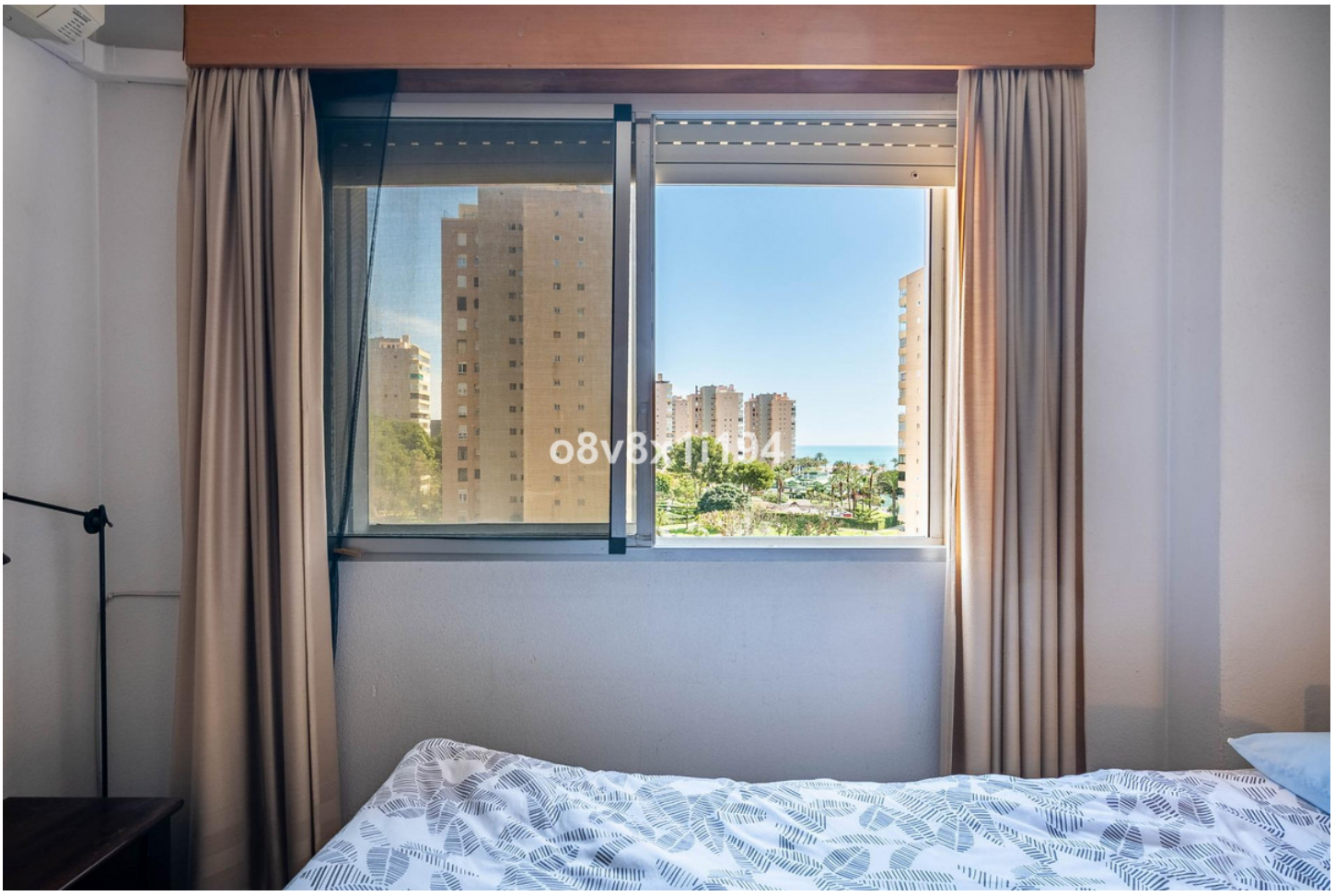

o8v8x1i194

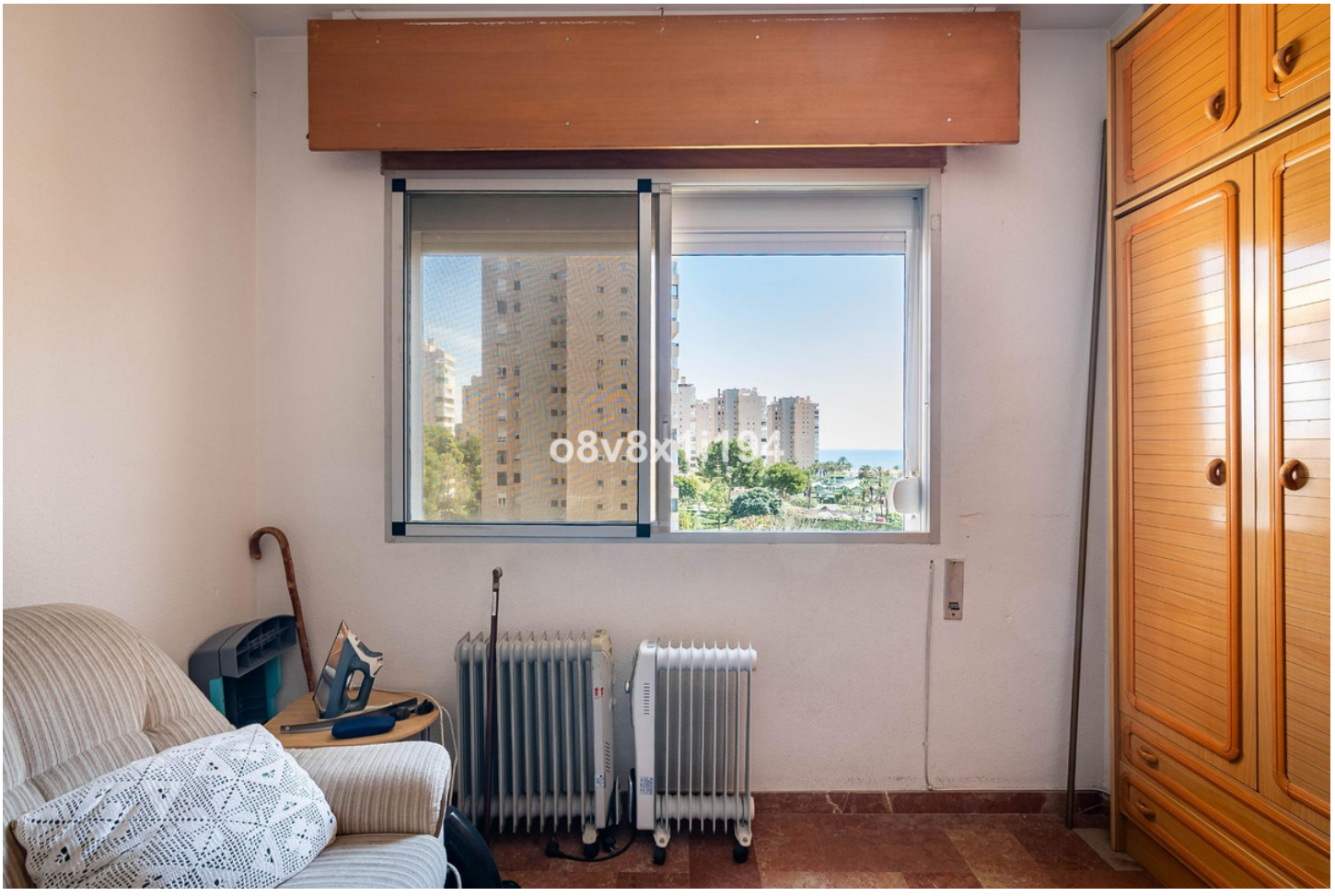













o8v8x1i194


o8v8x1i194


o8v8x1i194


o8v8x1i194


o8v8x1i194


o8v8x1i194






o8v8x1i194


VADO PERMANENTE
AYTO. DE TORREMOLINOS
LICENCIA Nº
o8v8x1i194










SALIDA
o8v8x1i194


o8v8x1i194


o8v8x1i194


o8v8x1i194




5


5


16.46 m
13.53 m
Balcón
7.49 m²
Salón
31.64 m²
Cocina
7.44 m²
Pasillo
4.15 m²
Baño
3.68 m²
Pasillo
8.69 m²
Pasillo
8.82 m²
12.21 m²


Balcón
Salón
Cocina
Pasillo
Baño
Pasillo
Pasillo
0m
5m