

## Sales - Apartment - Torrequebrada

# 399.000€

**Torrequebrada**

**Apartment**

**Community: 1,596 EUR / year IBI: 400 EUR / year**

**Rubbish: 80 EUR / year**



A superb large 2 bedroom elevated ground floor apartment looking out to the 5th fairway of Torrequebrada Golf Built in 2003 the apartment has been upgraded and maintained in excellent condition throughout. The entrance is just a few steps from the lift from the underground parking. The entrance hall welcomes you to a spacious property with the kitchen to the left, the lounge to the right and the bedrooms and bathrooms at the end. The lounge measures 4.1 by 5.2 metres with a door leading out to a terrace of 34 sq metres. The covered part of the terrace has been enclosed with glass curtains with heating installed making it usable all year round. The open part of the terrace gets morning sun and is ideal for eating outside without the need for blinds to block out the sun. This has golf views and lots of wildlife in the trees bordering the golf course. The kitchen has been renovated with integrated appliances including a double oven, additional cupboards and work surface. The utility room has also been updated with windows, worktop and cupboards and that essential drinks fridge. The main bedroom faces the golf course and has 4 wardrobes with space for chests/dressing table. This has an ensuite shower room with plenty of storage, heated towel rail and extractor fan. The second bedroom with built in wardrobes has its own terrace facing west with views of the gardens and pool. Next door is the second bathroom with a shower over the bath and a heated towel rail and extractor. Cream marble floors and a neutral colour scheme enhance the size of the property which is larger than the average so it is suitable as a permanent residence as well as a high quality holiday home. There is integrated air conditioning throughout and the apartment has an underground parking space and storeroom. Atalaya Golf is a high quality urbanisation in Torrequebrada, the most favoured part of Benalmadena which does not allow tourist rentals. It is bordered on 2 sides by the golf course and only 800 metres from the beach. The urbanisation has 3 large pools open from May to October, gym, saunas and extensive subtropical gardens. Outside the urbanisation are bus stops for the 103 service from Torremuelle to Benalmadena Pueblo via the train station in Arroyo de la Miel. There is also a taxi stop, Mercadona supermarket and other shops including a pharmacy are only 300 metres away and you can walk to 8 bars and restaurants. There are 3 international schools close by, one is walking distance. If you want to wake up to the sounds of birds rather than traffic thundering past your door, this is the place for you.

**Setting**

- ✓ Frontline Golf
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Schools
- ✓ Urbanisation

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone
- ✓ Gas

**Orientation**

- ✓ East
- ✓ West

**Views**

- ✓ Golf
- ✓ Garden
- ✓ Pool

**Garden**

- ✓ Communal

**Category**

- ✓ Golf
- ✓ Holiday Homes
- ✓ Luxury

**Condition**

- ✓ Excellent

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Gym
- ✓ Sauna
- ✓ Games Room
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Fiber Optic

**Security**

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ Safe

**Pool**

- ✓ Communal

**Furniture**

- ✓ Optional

**Parking**

- ✓ Underground
- ✓ Private







































