

Ref.-ID: MIBGR5215279

Torremolinos

Apartment



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1



85 m2

Completely renovated apartment with terrace and sea views - Torremolinos, Montemar Area Torremolinos (Montemar)  
Built area: 85 m<sup>2</sup> Private terrace: 31.42 m<sup>2</sup> Discover this charming, fully renovated apartment, located in one of the most sought-after areas of Montemar (Torremolinos). With a complete renovation and high-quality materials, it offers the perfect balance between design, comfort, and a prime location, just minutes from the beach. □ Layout and spaces 1 spacious bedroom with built-in wardrobe. 1 full bathroom with a modern design. Bright living-dining room with direct access to the terrace. Fully equipped, practical, and functional kitchen. Private terrace of 31.42 m<sup>2</sup>, ideal for enjoying the sun and the views. Parking space (13 m<sup>2</sup>) and storage room included. Common Areas The community features a swimming pool and spacious landscaped gardens in a small residential complex, ensuring tranquility, privacy, and exclusivity. Key Features Completely renovated with high-quality materials and finishes. Sea views from the living room and terrace. Excellent natural light and sunny orientation. Ideal as a permanent residence or investment property for holiday rentals. Well-connected residential area, close to the beach, shops, and public transport. This apartment is a unique opportunity to enjoy seaside living in a well-maintained setting with all amenities. Contact us for more information or to arrange a viewing. In accordance with Decree 218/2005 of October 11, which approves the Regulation on Consumer Information in the Sale and Rental of Housing in Andalusia, the client is informed that notary fees, registration fees, property transfer tax (ITP), and other expenses inherent to the sale or rental are not included in the price. Brokerage fees are included in the price. The information provided, including surface areas, prices, conditions, and availability of the property, is for informational purposes only and does not constitute a binding contractual offer. It may be subject to change without prior notice, and the availability of the property must be confirmed at the time of inquiry. Energy certificate with rating E, energy consumption 126.8 and emissions 26.1.

**Setting**

- ✓ Town
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Urbanisation

**Views**

- ✓ Sea
- ✓ Street

**Security**

- ✓ Gated Complex
- ✓ Entry Phone

**Orientation**

- ✓ South

**Features**

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace

**Parking**

- ✓ Garage

**Condition**

- ✓ Excellent

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal

**Garden**

- ✓ Communal















**CALIFICACIÓN ENERGÉTICA OBTENIDA:**

<b>CONSUMO DE ENERGÍA PRIMARIA NO RENOVABLE</b> <b>[kWh/m<sup>2</sup> año]</b>		<b>E</b>
<ul style="list-style-type: none"> <li>&lt; 12.3 <b>A</b></li> <li>12.3-23.3 <b>B</b></li> <li>23.3-39.4 <b>C</b></li> <li>39.4-65.1 <b>D</b></li> <li>65.1-104.2 <b>E</b></li> <li>104.2-146.2 <b>F</b></li> <li>≥ 146.2 <b>G</b></li> </ul>	<b>126.8 E</b>	<ul style="list-style-type: none"> <li>&lt; 2.9 <b>A</b></li> <li>2.9-5.4 <b>B</b></li> <li>5.4-9.2 <b>C</b></li> <li>9.2-14.7 <b>D</b></li> <li>14.7-32.7 <b>E</b></li> <li>32.7-38.9 <b>F</b></li> <li>≥ 38.9 <b>G</b></li> </ul>