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Sales - House - Torremolinos

549.000€

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Ref.-ID: MIBGR5452144 **Torremolinos** **House**

Community: 1,008 EUR / year **IBI: 708 EUR / year** **Rubbish: 406 EUR / year**

 **4**

 **3**

 **160 m2**

Corner Townhouse with 4 Bedrooms Just 500 Metres from the Beach in Playamar, Torremolinos The house has a valid touristic rental license. Looking for a spacious home within walking distance of the beach? This attractive corner townhouse is located in the highly sought-after area of Playamar, Torremolinos, just 500 metres from the beach. Offering generous living space, an excellent layout and access to a well-maintained communal swimming pool, this property is ideal as a permanent residence, holiday home or investment. The ground floor features an entrance hall leading to a bright and welcoming living and dining area with direct access to a pleasant terrace, perfect for enjoying the Costa del Sol's year-round sunshine. The living room is equipped with air conditioning. The semi-open kitchen comes fully fitted with integrated appliances. This floor also includes a guest toilet and a practical storage cupboard. From the terrace, a staircase provides direct access to the beautifully maintained communal gardens and swimming pool. Beneath the terrace is a low-height storage area, ideal for storing bicycles, garden furniture and seasonal belongings. On the first floor, the spacious master bedroom features a walk-in wardrobe, an en-suite bathroom and air conditioning. There are also two additional bedrooms and a second family bathroom. All bedrooms benefit from recently renewed built-in wardrobes. The top floor offers a fourth bedroom, which is equally suitable as a home office, study or hobby room. There is also a practical attic storage room, providing valuable additional storage space. The current owners have replaced the exterior windows and doors with double glazing. The property is in good overall condition and is ready to move into. However, the kitchen and bathrooms would benefit from modernisation, allowing the new owners to update these areas to their own taste and preferences. This is something to take into consideration when assessing the property. The residential community is exceptionally well maintained and features attractive communal gardens and a large swimming pool, creating a peaceful and enjoyable environment. Parking is available on the public street. Adjacent to the urbanisation is an open plot where parking is generally easy to find throughout the year. Key Features: Corner townhouse Only 500 metres from the beach 4 bedrooms 2 bathrooms plus guest toilet Master bedroom with walk-in wardrobe and en-suite bathroom Air conditioning in the living room, master bedroom and top floor bedroom Semi-open fully fitted kitchen Solar panel for hot water Recently installed aluminium windows with high-performance double glazing Recently renewed built-in wardrobes Attic storage room of approximately 1.5 x 6 metres Direct access from the terrace to the communal gardens and swimming pool Well-maintained community with communal pool Easy street parking directly next to the property A wonderful opportunity to own a spacious family home in one of Torremolinos' most desirable beachside locations, with shops, restaurants, schools and all amenities within easy reach.

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

Orientation
- ✔ South East Orientation

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Hot A/C

Views
- ✔ Garden Views
- ✔ Courtyard Views
- ✔ Urban Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Fiber Optic

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Street Parking

Utilities
- ✔ Electricity

Category
- ✔ Resale
















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23/04/2016















CALIFICACIÓN ENERGÉTICA OBTENIDA:

CONSUMO DE ENERGÍA PRIMARIA NO RENOVABLE [kWh/m² año]		EMIS
< 19.1 A 19.1-36.3 B 36.3-61.4 C 61.4-98.4 D 98.4-181.8 E 181.8-212.7 F ≥ 212.7 G	58.2 C	< 4.4 A 4.4-8.4 B 8.4-14.2 C 14.2-22.8 D 22.8-44.3 E 44.3-53.1 F ≥ 53.1