## Продажа - Апартамент - Torremolinos

# 450.000€











**Ref.-ID: MIBGR5411725** **Torremolinos** **Апартамент**

**Коммунальные: 1,800 EUR / год** **ИБИ: 285 EUR / год** **Мусор: 140 EUR / год** **2** **1** **115 m2**

They say perfection doesn't exist, but this duplex penthouse is here to prove them wrong. Are you looking for a picture-perfect home or an income-generating property? Get ready, because here you don't have to choose: you get it all. Imagine opening the door and having the sunlight greet you in the morning. As a penthouse with a prime orientation and no buildings to block your view, you'll enjoy perfect cross-ventilation and spectacular natural light all day long. Let's take a tour of what will soon be your new haven or your best investment. On the main floor, life flows through a beautiful, spacious living room that opens directly onto the first terrace. The kitchen is separate and fully equipped, ready for you to prepare anything from a quick cup of coffee to a gala dinner. On this same floor, you'll find the sleeping area: two comfortable bedrooms and an exquisitely designed bathroom that hides a secret you're going to love—a spectacular Japanese-style shower where you can relax just as you deserve. But wait, here comes the "WOW Factor." We head up to the top floor and are greeted by a second living room. A reading nook? A home theater? An extra guest room? You decide! From here, the doors open to the crown jewel: a massive sun deck spanning over 43 m². And this is where life takes it to the next level. Imagine hosting summer dinners in your barbecue area, cooling off in your own outdoor shower, and toasting with friends while enjoying completely unobstructed panoramic views, with the blue of the Mediterranean Sea blending with the majesty of the mountains. A true luxury. And what about the technical details and the surroundings? It lacks nothing. Ideal climate control: Split-system air conditioning in every room to keep you at the perfect temperature at all times. Not to mention its solar panels and Class A energy efficiency. Resort-style living: Located in a private, peaceful complex with a communal pool, well-maintained landscaped areas, and communal parking so you can forget about circling for a spot. Prime location: Just 1 kilometer from the beach. Just the right distance to take a stroll down to the beach and sleep without the hustle and bustle of the boardwalk. Impeccable condition: Completely renovated with exquisite taste. Literally, all you have to do is bring your suitcases. ATTENTION INVESTORS: This isn't just an emotional purchase—it's a brilliant business opportunity. The property holds a valid Tourist License and can demonstrate a significant annual revenue stream. A "turnkey" property that is already generating high returns. Properties as unique, complete, and versatile as this one rarely come on the market. If you feel this penthouse is meant for you (or your next big investment), don't let it slip away. Call us now and come take a tour with us of the penthouse of your dreams! In compliance with the disclosure obligations set forth in Law 10/2025 of December 28 on customer service and transparency, as well as current industry regulations, it is hereby stated that the indicated price does not include the costs and taxes associated with the purchase, which are broken down below: Property Transfer Tax (ITP): The tax rate in effect in the Autonomous Community of Andalusia will apply (generally 7% (□35,000.00), without prejudice to reduced rates of 3.5%, 1.2%, or 1% applicable depending on the buyer's personal circumstances or the property's characteristics). The tax is calculated based on the Cadastral Reference Value or the sale price, whichever is higher Notary Fees: Notary fees will be calculated in accordance with the official fee schedule set forth in Annex I of Royal Decree 1426/1989, of November 17, approving the Notarial Fee Schedule Registration Fees: Registration in the Property Registry will be billed according to the official fee schedule established in ANNEX I of Royal Decree 1427/1989, of November 17, approving the Notarial Fee Schedule Administrative Fees (Agency): Fees for administrative processing, tax settlement, and registry registration amount to [approx. □500.00] (VAT included) Seller's Agency Fees: included in the retail price Buyer's Agency Fees: Not applicable to this agency

**Расположение**
- ✔ Город
- ✔ Рядом с гольф-полем
- ✔ Рядом с магазинами
- ✔ Рядом с морем
- ✔ Рядом с городом
- ✔ Близко к школам
- ✔ Урбанизация

**ОРИЕНТАЦИЯ**
- ✔ восток
- ✔ Юго-Восточная ориентация
- ✔ на юг

**Состояние**
- ✔ Недавно отремонтированная

**бассейн**
- ✔ Коммунальный бассейн

**Климат-контроль**
- ✔ Кондиционер

**ВИД**
- ✔ Вид на море
- ✔ Вид на горы
- ✔ Панорамы
- ✔ Сад Просмотров
- ✔ бассейн Просмотров

**Особенности**
- ✔ Лифт
- ✔ Рядом с транспортом
- ✔ Приватная терраса
- ✔ Солярий
- ✔ Барбекю
- ✔ Двойные стеклопакеты
- ✔ Оптическое волокно

**Кухня**
- ✔ Полностью оборудованная кухня

**Сад**
- ✔ Общий сад

**меры безопасности**
- ✔ Огражденный комплекс

**Парковка**
- ✔ Парковка на улице
- ✔ Общий гараж

**Коммунальные услуги**
- ✔ Электричество
- ✔ Солнечный нагрев воды