

**Sales - Apartment - Torremolinos**  
**650.000€**



**Ref.-ID: R5371675**

**Torremolinos**

**Apartment**

**Community: 840 EUR / year**

**IBI: 605 EUR / year**



**3**



**3**



**111 m2**

Stunning duplex property just steps from the beach in one of the most sought-after areas of Torremolinos, only a short walk from the famous Paseo Marítimo de Torremolinos and Playa del Bajondillo. The property benefits from a north and east orientation, ensuring abundant natural light throughout the day and pleasant ventilation. The home is distributed over two levels: ? Main floor Spacious and bright living-dining area with access to a terrace, fully equipped independent kitchen, 2 bedrooms and 2 full bathrooms. ? Upper floor Accessed via a beautiful spiral staircase, leading to: \* 1 additional bedroom \* 1 full bathroom \* A large private terrace, perfect for enjoying the Costa del Sol lifestyle \* A covered enclosed chill-out area, ideal for relaxing, entertaining, enjoying drinks or hosting barbecues all year round The property is in very good condition, with well-distributed spaces, ready to move in or as an excellent investment opportunity. Additional features include: ✓ Private parking space (the largest in the entire building) ✓ Storage room ✓ Duplex layout ✓ Prime location by the sea Located in a quiet area while still offering all amenities within walking distance: supermarkets, public transport, restaurants and leisure areas. ? Ideal as a permanent residence, holiday home or high-yield investment on the Costa del Sol. The indicated price does not include taxes or purchase costs. A Property Transfer Tax (ITP) of 7% will apply, in addition to notary fees (approx. 0.3%–0.5%) and Land Registry fees (approx. 0.1%–0.3%) based on the purchase price. The amounts indicated are for informational purposes only and may vary depending on each specific case. For this property, the approximate costs are: Property Transfer Tax (7%): €45.500 Notary: Between €1,101 (0.3%) and €1,835 (0.5%) Land Registry: Between €367 (0.1%) and €1,101 (0.3%) The purchase of this property does not include any real estate agency fees for the buyer. The property is sold partially furnished.

#### Setting

- ✓ Beachfront
- ✓ Beachside
- ✓ Close To Port
- ✓ Close To Sea
- ✓ Close To Schools

#### Orientation

- ✓ North East

#### Condition

- ✓ Good

#### Climate Control

- ✓ Air Conditioning

#### Views

- ✓ Beach
- ✓ Street

#### Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility

#### Furniture

- ✓ Fully Furnished

#### Kitchen

- ✓ Fully Fitted

#### Security

- ✓ Gated Complex
- ✓ Entry Phone

#### Parking

- ✓ Garage
- ✓ Covered
- ✓ Private

#### Category

- ✓ Bargain
- ✓ Beachfront
- ✓ Cheap
- ✓ Investment
- ✓ Luxury