## Sales - Apartment - Torremolinos

# 620.000€











**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 Orientation

**Condition**
- ✔ Good Condition

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Beach Views
- ✔ Street Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Disabled Access

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Security**
- ✔ Gated Complex
- ✔ Entry Phone

**Parking**
- ✔ Garage
- ✔ Covered Parking
- ✔ Private Parking

**Category**
- ✔ Bargain
- ✔ Beachfront
- ✔ Cheap
- ✔ Investment
- ✔ Luxury