EK
ARBAT ESTATES

Sales - Apartment - Torremolinos

1.950.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com







Ref.-ID: R5160418 | **Torremolinos** | **Apartment**

Community: 6,576 EUR / year | **IBI: 1,460 EUR / year** | **Rubbish: 280 EUR / year** | **3** | **3** | **145 m2**

Exceptional two-level penthouse with a private pool in the prestigious Residencial Nereidas We invite you to discover an exceptional, two-level penthouse with a private pool in the prestigious Las Nereidas development in Torremolinos! This unique place combines modernity, luxury, Mediterranean climate, and the highest comfort of living right by the beach. Las Nereidas is one of the most attractive complexes on the Costa del Sol – modern architecture, panoramic sea views, excellent recreational infrastructure, and top-level security are all here. The interior of the apartment impresses with space and light. The central point is a spacious, bright living room with large windows opening onto a 49 m² terrace. This is where everyday life gains a unique character – you can relax, host guests, and enjoy views of the sea and the green areas of the estate. The living room seamlessly connects with a modern, open kitchen equipped with high-end appliances and elegant cabinetry. The living area is designed for comfort and style – refined accessories, designer furniture, and carefully selected lighting create an atmosphere of luxury and relaxation. From the living room and the master bedroom, you have direct access to the spacious terrace. It’s the perfect place for morning coffee, family breakfasts in the open air, or evening gatherings with friends. The terrace offers not only beautiful views but also privacy and comfort – you can arrange a lounge area, an outdoor dining space, or a Mediterranean-style garden here. The apartment consists of three comfortable bedrooms, three bathrooms, and an additional guest WC. Each bedroom is designed with privacy and comfort in mind, and the master bedroom has its own bathroom and access to the terrace. The interiors are bright, spacious, and finished with attention to every detail – from branded furniture to stylish accessories. The true gem of this property is the second floor – a sunny solarium of 86 m² with a private pool and relaxation area. This is a place created for leisure, sunbathing, and admiring spectacular sunsets over the Mediterranean Sea. The apartment includes two parking spaces in the underground garage and a storage room. Las Nereidas offers its residents exceptional amenities: • Two outdoor pools, including one Olympic-sized, • A well-equipped gym, • An indoor pool, • A sauna. It’s the perfect place for those who value an active lifestyle, relaxation, and comfort all year round. The complex also provides 24-hour security and direct access to the beach. If you are looking for a property that impresses with its design, location, and amenities – this penthouse in Las Nereidas is an offer you simply can’t ignore. Just 5 km from Málaga airport. Would you like to know more or schedule a viewing? Contact us, our team will be happy to answer all your questions! TAXES PAYABLE BY THE PURCHASER: In the case of VAT at the current rate of 10% (Law 37/1992, of 28 December, on Value Added Tax). In the case of ITP (Property Transfer Tax) on the higher of the sale price or the cadastral reference value, ranging from 3.5% to 7% depending on the buyer's conditions, all in accordance with (Royal Legislative Decree 1/1993, of 24 September, approving the revised text of the Law on Property Transfer Tax and Stamp Duty). NOTARY AND REGISTRY: These expenses are subject to fees, although their estimated cost may range from €600 to €1,250 for the notary and from €200 to €600 for the registry (Royal Decree 1426/1989, of 17 November, approving the Notary Fees Schedule, and Royal Decree 1427/1989, of 17 November, approving the Land Registry Fees Schedule, respectively). The agency's professional fees are included in the sale price. IF BANK FINANCING IS REQUIRED: The amount of additional expenses must be agreed upon with the financial institution. To calculate the final price, please contact us. We will issue a personalised offer based on the buyer's personal circumstances.

Setting
- ✔ Beachfront
- ✔ Town
- ✔ Beachside
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool
- ✔ Indoor Pool
- ✔ Heated Pool
- ✔ Childrens Pool

Climate Control
- ✔ Air Conditioning
- ✔ U/F/H Bathrooms

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Beach Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Urban Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Satellite TV
- ✔ WiFi
- ✔ Gym
- ✔ Sauna
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Jacuzzi
- ✔ Double Glazing
- ✔ Domotics
- ✔ 24 Hour Reception
- ✔ Basement

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Landscaped Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ 24 Hour Security
- ✔ Safe

Parking
- ✔ Underground Parking
- ✔ Multiple Parking Spaces

Category
- ✔ Beachfront
- ✔ Luxury
- ✔ Resale
- ✔ Contemporary