

Sales - Apartment - Torremolinos
245.000€

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



Ref.-ID: R5293501

Torremolinos

Apartment



1



1



67 m2

STRATEGIC INVESTMENT OPPORTUNITY · CALLE PEZ DORADO We present an outstanding investment opportunity in one of the area’s most sought-after and high-growth locations. Situated on the coveted Calle Pez Dorado, this property represents the forefront of urban regeneration: an asset fully transformed through a New Construction project with approved change of use, executed to the highest current construction standards. QUALITY FEATURES & TECHNICAL SPECIFICATIONS The property has been designed to maximize comfort, durability, and energy efficiency, fully complying with current technical regulations. Aesthetic Revolution: Large-format porcelain flooring (90x90 cm) providing visual continuity, spaciousness, and a contemporary minimalist design. Energy Efficiency & Comfort: Complete renewal of exterior joinery, optimizing thermal and acoustic insulation and significantly reducing energy consumption. Premium Installations: Electrical and plumbing systems fully installed from scratch in accordance with current regulations. Designer Bathrooms: Full floor-to-ceiling tiling by the renowned brand BALDOCER, recessed designer faucets, and a 90 cm ultra-flat shower tray, delivering a true spa-like experience. Additionally, roof waterproofing works have been carried out across all three properties, ensuring the buyer acquires an asset in optimal condition, with no additional short- or medium-term expenditure required. STRATEGIC LOCATION & PROFITABILITY Located just a 2-minute walk from the Town Hall, this one-bedroom apartment sits in an area of high residential and tourist demand. Its functional layout and modern design make it a highly liquid asset, ideal for both long-term rental and holiday letting, ensuring a highly competitive ROI (Return on Investment). TRANSPARENCY & DOCUMENTATION We provide hyper-realistic renders and accurate layout plans that faithfully reflect the final quality of finishes. This is a unique opportunity to acquire a turnkey property in one of the most promising areas of the Costa del Sol. Legal Notice: In compliance with Andalusian Regional Decree 218/2005 of October 11, notary fees, land registry fees, transfer tax (ITP), and other purchase-related expenses are not included in the advertised price. Availability: The asset forms part of a set of three commercial premises converted into three independent residential units, all with approved change of use, each featuring one bedroom and one bathroom, located side by side. This configuration allows for individual or bulk acquisition, particularly attractive for investors.

Setting ✓ Town ✓ Close To Town ✓ Close To Schools ✓ Urbanisation	Orientation ✓ East ✓ South	Condition ✓ Excellent ✓ Recently Renovated ✓ Recently Refurbished	Pool ✓ Communal	Climate Control ✓ Air Conditioning ✓ Hot A/C ✓ Cold A/C ✓ U/F/H Bathrooms	Views ✓ Urban ✓ Street
Features ✓ Near Transport ✓ Satellite TV ✓ WiFi ✓ Double Glazing	Furniture ✓ Not Furnished	Garden ✓ Communal	Security ✓ Gated Complex	Parking ✓ Street	Utilities ✓ Electricity ✓ Drinkable Water
Category ✓ Bargain ✓ Investment					