

**Sales - House - Torremolinos**  
**550.000€**

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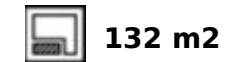
**Ref.-ID: R5372059**

**Torremolinos**

**House**

**IBI: 865 EUR / year**

**Rubbish: 260 EUR / year**



This elegant semi-detached house is located in the sought-after area of La Colina, in Torremolinos, standing out for its privileged location on the golf course front line and for offering a peaceful environment surrounded by nature, but with all amenities and services nearby. Train station is less than 10 minutes walking distance, so that the beautiful beach of Playamar. The property, recently renovated and refurbished, has a built area of 169 m<sup>2</sup> on a plot of 132 m<sup>2</sup>, making it an ideal choice for those seeking space and quality of life just a few minutes from the sea. The property has three large bedrooms and two full bathrooms, as well as a spacious living room, separate dining room and fully equipped kitchen with access to a huge patio and storage room. One of the great attractions of the house are its three terraces: a front terrace with views of the golf course, a ground floor back patio perfect for family enjoyment and a rooftop solarium offering panoramic views of the golf courses, the mountains and the urban landscape. Within a few metres you will find playgrounds, schools, shops, restaurants and leisure areas, as well as easy and quick access to the motorway, facilitating connections to the entire Costa del Sol. The property has a large enclosed garage with space for two vehicles and a large storage room, ideal for storage or even as a workshop area. This is a basement level that offers a wealth of possibilities: a very spacious area for at least two cars, which could be used as a leisure area or even converted into a private flat! its proximity to both golf and urban areas, making this townhouse a unique opportunity to live or invest in one of the best areas of Torremolinos. Come and see it for yourself and don't miss out on this opportunity! In compliance with Decree 218/2005 of October 11, issued by the Regional Government of Andalusia (Junta de Andalucía), consumers are hereby informed that the published price does not include the expenses deriving from the sale and purchase transaction: Property Transfer Tax (ITP), or Notary and Registry fees. The Real Estate Agency's fees are included in the price. Value-Added Services and Multilingual Assistance: For your peace of mind, you will benefit from the assistance and legal advice of our in-house counsel throughout the entire sales process. Furthermore, our dedicated team is able to assist you fluently in Spanish, French, Italian, and English.

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Golf</li><li>✓ Close To Shops</li><li>✓ Close To Town</li><li>✓ Close To Schools</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ South</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Recently Renovated</li></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✓ Golf</li><li>✓ Panoramic</li><li>✓ Urban</li><li>✓ Street</li></ul>	<b>Features</b> <ul style="list-style-type: none"><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Solarium</li><li>✓ WiFi</li><li>✓ Utility Room</li><li>✓ Marble Flooring</li><li>✓ Fiber Optic</li></ul>
<b>Parking</b> <ul style="list-style-type: none"><li>✓ Covered</li><li>✓ More Than One</li></ul>	<b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li><li>✓ Drinkable Water</li><li>✓ Telephone</li></ul>	<b>Category</b> <ul style="list-style-type: none"><li>✓ Golf</li></ul>			