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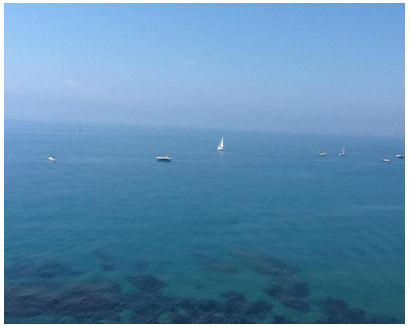
Sales - Apartment - Torrequebrada

500.000€

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



Ref.-ID: R5419939

Torrequebrada

Apartment

2

2

111 m2

PROFESSIONAL MULTIMEDIA PREVIEW. We couldn’t wait to start marketing this property, so we’ve gone ahead with the images the owner sent us. Imagine opening the windows every morning to find the infinite blue of the Mediterranean as your daily canvas. This apartment in the exclusive Las 3 Carabelas residential complex in Torrequebrada, Benalmádena, isn’t just a home—it’s a true painting set against the sea. Located practically on the edge of the cliff, the sense of freedom is absolute: there’s nothing in front to obstruct your view—just the ocean and the horizon. If you love the outdoors, this property is a dream come true. It features more square meters of terraces than of living space. While the living area is already generous, the outdoor space truly takes center stage, ideal for creating different atmospheres: a chill-out area, an outdoor dining area, or your own private sun deck overlooking the sea. The home has 112 square meters of living space. The layout includes two spacious and bright double bedrooms, a full bathroom, and a convenient guest restroom, as well as a separate kitchen and laundry room. Best of all, it boasts 140 square meters of terraces surrounding the entire property. But that’s not all—get ready to enjoy the shared amenities: a parking space, storage room, gated community, landscaped areas, and a communal pool to cool off on summer days. Key information for buyers and investors: The property is currently rented to fully solvent and reliable tenants. The lease is legally valid through 2028, generating a guaranteed monthly income of €850. This makes the apartment an ideal option for investors seeking a premium asset on the Costa del Sol with guaranteed returns from day one, or for future buyers who wish to acquire a one-of-a-kind property at today’s price, allowing the mortgage to pay for itself until the time they move in. A one-of-a-kind apartment with an unbeatable location and a view that money can’t buy. In compliance with the disclosure requirements set forth in Law 10/2025 of December 28 on customer service and transparency, as well as current industry regulations, it is hereby stated that the indicated price does not include the expenses and taxes associated with the purchase, which are broken down as follows: Property Transfer Tax (ITP): The tax rate in effect in the Autonomous Community of Andalusia will apply—generally 7% (€35,000.00)—without prejudice to reduced rates of 3.5%, 1.2%, or 1% applicable depending on the buyer’s personal circumstances or the property’s characteristics. The tax is calculated based on the Cadastral Reference Value or the sale price, whichever is higher Notary Fees: Notary fees will be calculated in accordance with the official fee schedule set forth in Annex I of Royal Decree 1426/1989, dated November 17, which approves the notarial fee schedule Registration Fees: Registration in the Property Registry will be billed according to the official fee schedule established in ANNEX I of Royal Decree 1427/1989, dated November 17, which approves the notary fee schedule Administrative Fees (Agency): Fees for administrative processing, tax settlement, and registry registration amount to approximately €500.00 (VAT included) Seller’s Real Estate Agency Fees: included in the list price Buyer’s Real Estate Agency Fees: Not applicable to this agency For comprehensive information on the operation, tax rates, and exemptions for the Property Transfer Tax (ITP) in Andalusia, please visit the official website of the Andalusian Regional Government’s Tax Agency at the following link:

Setting
- ✔ Beachfront
- ✔ Beachside
- ✔ Close To Sea
- ✔ Urbanisation

Orientation
- ✔ East
- ✔ South East
- ✔ South

Condition
- ✔ Recently Refurbished

Pool
- ✔ Communal

Climate Control
- ✔ Central Heating

Views
- ✔ Sea
- ✔ Beach
- ✔ Panoramic
- ✔ Garden

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Storage Room
- ✔ Utility Room
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Courtesy Bus
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted

Garden
- ✔ Communal

Security
- ✔ Gated Complex

Parking
- ✔ Underground
- ✔ Garage
- ✔ Covered
- ✔ Communal
- ✔ Private

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Beachfront
- ✔ Investment