EK
ARBAT ESTATES

Sales - Apartment - Torrequebrada

555.000€

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Ref.-ID: R5495851 | **Torrequebrada** | **Apartment**

Community: 2,424 EUR / year | **IBI: 663 EUR / year** | **Rubbish: 110 EUR / year**

4 | **2** | **156 m2**

FOR SALE... EXCLUSIVELY! MODERN 4-BEDROOM, 2-BATHROOM APARTMENT IN TORREQUEBRADA This modern, fully renovated four-bedroom, two-bathroom apartment, located on Calle Babor in Torrequebrada, Benalmádena, offers 157 m² of built area. Situated on the third floor of a secure residential complex, the property combines generous living spaces with an elegant and contemporary design. Renovated to the highest standards, it features four spacious bedrooms with fitted wardrobes, two modern bathrooms and a large private terrace, perfect for enjoying a modern Mediterranean lifestyle. Residents can enjoy beautifully maintained communal gardens and two swimming pools, including a large main pool and a children's pool. The property also includes a storage room and two underground parking spaces. Located just a few minutes' walk from the beach, the apartment is close to excellent dining options such as Malibu Beach Bar, La Viborilla and El Trocadero. Calle Babor also offers convenient access to a nearby supermarket. Property costs: IBI (Property Tax): €663.49 Rubbish collection fee: €109.52 Community fees: €178.00 per month (apartment) + €24.00 per month (second parking space) Garage/storage room IBI: €44.57 There is a 20% discount for payment by direct debit. Community fees are paid monthly. In compliance with the information obligations established under Law 10/2025, please note that the advertised price does not include the costs and taxes associated with the purchase, which are detailed below: Property Transfer Tax (ITP): The current tax rate applicable in Andalusia will apply (generally 7%), without prejudice to any reduced rates that may apply depending on the buyer's personal circumstances or the characteristics of the property. The tax is calculated on the higher of the cadastral reference value or the purchase price. Notary fees: Notarial fees will be calculated in accordance with the official tariff established in Annex I of Royal Decree 1426/1989. Land Registry fees: Registration with the Land Registry will be charged in accordance with the official tariff established in Annex I of Royal Decree 1427/1989. Administrative fees: Where applicable, administrative processing fees amount to approximately €500 (VAT included). Estate agency fees: Included in the sale price.

Setting
- ✔ Commercial Area
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ South East Orientation

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Panoramic Views

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone

Parking
- ✔ Underground Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Reduced