



# Middle Floor Apartment for sale in Torreguadiaro, San Roque

**410,000 €**Reference: R5256001   Bedrooms: 2   Bathrooms: 1   Build Size: 90m<sup>2</sup>   Terrace: 43m<sup>2</sup>



## Costa de la Luz, Torreguadiaro

The Elusive Large Towers Apartment The towers in Torreguadiaro are unique. It's impossible to be so close to the sea with these panoramic sea views in a buzzing village, at this price point. "Ley de Costa" governs that such properties can no longer be built. And if a developer does find a plot, the cost is high, which means the end user pays a huge premium. This Type C Apartment (the larger types) has been reconfigured to be a large 2 bedroom, 1 bathroom. (Circa 130m2 built including covered terraces/common elements). What makes this property impressive are 3 things: 1) the epic sea, Gibraltar, and Africa views; 2) The large open living area leading to the sea view terrace; and 3) The completed "heavy lifting" in terms of refurbishment ie windows all new, walls moved, and bathroom - all done. The property is cheap to run with community fees of 125/month and IBI a nominal amount of circa 184/year! Note the community have installed a new lift system throughout with 2 years paid and new owner to pay 60/month for next 2 years. There is an option to buy a much coveted covered parking space for 30,000€ To be able to live so close to the sea, with panoramic sea views, walk to 20 restaurants and even the Port of Sotogrande, before 2 hotels come on line, makes this a Paradise for now and a wise investment. \* the property is 133m2 including allocated common spaces (see floorplan). The IBI is low due to cadastral not updated to real m2, as this was originally bought in the 80s, so buyer can address should they wish. These properties also do not have an LPO. These are the peculiarities of buying in Torreguadiaro.



## Features:

Features	Orientation	Views
Covered Terrace	South	Sea
Lift		Panoramic
Near Transport		Beach
Private Terrace		
Double Glazing		
Setting	Condition	Kitchen
Urbanisation	Good	Fully Fitted
Close To Sea	Recently Refurbished	
Close To Shops		
Close To Town		
Beachfront		
Close To Marina		
Front Line Beach Complex		
Category	Parking	Utilities
Holiday Homes	Communal	Electricity
Beachfront		Drinkable Water
Resale		