



# Middle Floor Apartment for sale in Torreguadiaro, San Roque

410,000 €

Reference: R5256001 Bedrooms: 2 Bathrooms: 1 Build Size: 104m<sup>2</sup> Terrace: 29m<sup>2</sup>





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## 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 130m<sup>2</sup> 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 133m<sup>2</sup> including allocated common spaces of 20m<sup>2</sup>. The terrace is enclosed so 81m<sup>2</sup>+32m<sup>2</sup> = 113m<sup>2</sup> (see floorplan). The IBI is low due to cadastral not updated to real m<sup>2</sup>, 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.

Note: In Spain measurements vary for cadastral, land registry (nota simple), and physical reality. For valuations 50% of covered terrace is computed.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Double Glazing

### Setting

Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Beachfront  
Close To Marina  
Front Line Beach Complex

### Security

Gated Complex

### Category

Holiday Homes  
Beachfront  
Resale

### Orientation

South

### Condition

Good  
Recently Refurbished

### Parking

Communal

### Views

Sea  
Panoramic  
Beach

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water