



## Tussenverdieping Appartement te koop in Torreguadiaro, San Roque

410.000 €

Referentie: R5256001 Slaapkamers: 2 Badkamers: 1 Perceelgrootte: 90m<sup>2</sup> Terras: 43m<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 (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.



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Nabij vervoer  
Privé Terras  
Dubbele beglazing

### Ligging

Urbanisatie  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Eerstelijns strand  
Dichtbij jachthaven  
Eerste lijn strandontwikkeling

### Beveiliging

Omheind complex

### Categorie

Vakantiehuis  
Aan zee  
Bestaande bouw

### Zonorientatie

zuiden

### Huidige Staat

Goede conditie  
Onlangs gerenoveerd

### Parkeergelegenheid

Gemeenschappelijk Parking

### Uitzicht

Zeezicht  
Weids  
uitzicht op het strand

### Keuken

Volledig ingerichte keuken

### Voorzieningen

Elektriciteit  
Drinkwater