



Tussenverdieping Appartement te koop in Torreguardiario, San Roque

410.000 €

Referentie: R5256001 Slaapkamers: 2 Badkamers: 1 Perceelgrootte: 104m² Terras: 29m²





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 of 20m². The terrace is enclosed so 81m²+32m² = 113m² (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.

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



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