



# Middle Floor Apartment for sale in Torreguardiario, San Roque

340,000 €

Reference: R5315059 Bedrooms: 3 Bathrooms: 2 Build Size: 144m<sup>2</sup> Terrace: 10m<sup>2</sup>





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## Costa de la Luz, Torreguadiaro

It is rare to find a three-bedroom, two-bathroom apartment in this location at this price point, especially one that includes the all-important underground parking and private storage. Offering approximately 144m<sup>2</sup> of interior space plus 10m<sup>2</sup> of terraces, this is a generously proportioned home by local standards. One of the terraces enjoys a fantastic sea view, creating the perfect setting to relax and unwind.

Each of the three bedrooms is impressively sized, comfortably accommodating a double bed and a desk area, which makes the property particularly attractive for rentals. Previous apartments sold in this development have performed very successfully, especially under the well-established “Teachers Rental” model in Southern Spain, where teachers rent from September to June, leaving the property available for the higher-yielding summer holiday season. The layout and location of this apartment make it ideally suited to that approach, while also being a superb holiday home in its own right, positioned in the very heart of Avenida Mar del Sur.

Located in the increasingly sought-after village of Torreguadiaro, the property benefits from a beautiful sandy beach, a vibrant selection of around twenty restaurants, and easy walking access to the prestigious Port of Sotogrande. International buyers are increasingly drawn to this combination of authentic beachside charm and marina lifestyle, and properties offering this amount of space at this price per square metre are becoming difficult to find.

The property is currently tenanted, and the tenant is fully aware that it is on the market. Included in the price is a large underground parking space with a private storage unit conveniently located directly behind it. Community fees are €121.30 per month, including parking.

This is a rare opportunity to secure size, location, sea views, and rental potential in one of the most desirable corners of the Costa del Sol.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Fitted Wardrobes  
WiFi

### Setting

Beachside  
Close To Port  
Close To Sea  
Close To Shops  
Close To Marina

### Parking

Underground  
Garage

### Orientation

South East

### Condition

Good

### Views

Sea  
Port

### Kitchen

Fully Fitted