



## Middle Floor Apartment for sale in Torreguadiaro, San Roque

410,000 €

Reference: R5256001   Bedrooms: 2   Bathrooms: 1   Build Size: 113m<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 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.



## 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