



Appartement au milieu à vendre à Torreguadiaro, San Roque

410 000 €

Référence: R5256001 Chambres: 2 Bain: 1 Construite: 113m²







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.



Spécification:

Caractéristiques

Terrasse couverte

Ascenseur

Près du transport

Terrasse privée

Double vitrage

Paramètre

Urbanisation

Près de la mer

Proche des magasins

Près de la ville

En bord de mer

Près de Marina

Complexe de plage de première ligne

Sécurité

Complexe fermé

Orientation

Sud

Condition

Bien

Récemment rénové

Vues

Mer

Panoramique

Plage

Cuisine

Entièrement équipé

Parking

Communautaire

Services publics

Électricité

Eau potable

Catégorie

Maisons de vacances

En bord de mer

Revente