



## Mellanlägenhet till salu i Torreguadiaro, San Roque

410 000 €

Referens: R5256001   Sovrum: 2   Badrum: 1   Bygga: 113m<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 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.



## Funktioner:

### Drag

Täckt terrass  
Lyfta  
Nära transport  
Privat terrass  
Dubbelglas

### Miljö

Urbanisering  
Nära havet  
Nära butiker  
Nära staden  
Strandkant  
Nära marina  
Front Line Beach Complex

### Säkerhet

Gated complex

### Kategori

Fritidshus  
Strandkant  
Återförsäljning

### Orientering

Söder

### Skick

Bra  
Nyligen renoverad

### Parkering

Gemensam

### Åsikter

Hav  
Panorama  
Strand

### Kök

Fullmonterad

### Verktyg

Elektricitet  
Dricksvatten