



# Ground Floor Apartment for sale in Torremolinos, Torremolinos

**549,000 €**

Reference: R5306719 Bedrooms: 2 Bathrooms: 2 Build Size: 110m<sup>2</sup> Terrace: 30m<sup>2</sup>





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## Costa del Sol, Torremolinos

Spacious and bright property for sale in the centre of Torremolinos, located in a quiet, central and highly sought-after area, with all amenities close at hand: beach, shops, public transport, restaurants and urban life.

The property, built in 2021, has 90 m<sup>2</sup> of interior space distributed over two bedrooms, a full bathroom + a toilet, with a modern and functional design. Located on the ground floor and on the corner, it is part of a contemporary building with few neighbours, well maintained and cared for with solar panels and a communal solarium terrace.

The materials used are high-end, with wood-effect porcelain flooring inside and out, Porcelanosa tiles, Cortizo carpentry, double glazing, central air conditioning with aerothermal energy, and fitted wardrobes. No detail has been overlooked.

The property features a large 30m<sup>2</sup> private terrace facing south-west, with a small heated swimming pool and a jacuzzi for the exclusive use of the apartment, a rare feature in the centre of Torremolinos that adds significant value both for personal enjoyment and as an investment.

Thanks to its ideal orientation, you can enjoy the sun practically all day long, making the terrace an ideal space for relaxation and outdoor living 365 days a year.

The property is sold furnished and also includes a parking space and a storage room, a highly valued feature in such a central location.

It is important to note that it has a valid tourist licence that is transferable to the new owner, as short-term rentals are permitted, which is a great advantage for investors.

Due to its location, layout and characteristics, it is an ideal property as a primary residence, second home or property investment.



## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Storage Room  
Double Glazing  
Fitted Wardrobes  
Jacuzzi  
Barbeque  
Courtesy Bus  
Near Church  
Fiber Optic  
Access for people with reduced mobility

### Views

Courtyard

### Pool

Heated  
Private

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Entry Phone

### Category

Holiday Homes  
Investment  
Distressed  
Luxury  
Contemporary

### Orientation

South West

### Setting

Commercial Area  
Beachside  
Close To Sea  
Close To Shops  
Close To Town  
Town

### Furniture

Fully Furnished

### Parking

Underground  
Garage  
Private  
Covered

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water  
Telephone  
Solar water heating