



Middle Floor Apartment for sale in Torreguadiaro, San Roque

410,000 €

Reference: R5256001 Bedrooms: 2 Bathrooms: 1 Build Size: 104m² Terrace: 29m²





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.

Note: In Spain measurements vary for cadastral, land registry (nota simple), and physical reality. For valuations 50% of covered terrace is computed.



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