



# Ground Floor Apartment for sale in Torremolinos, Torremolinos

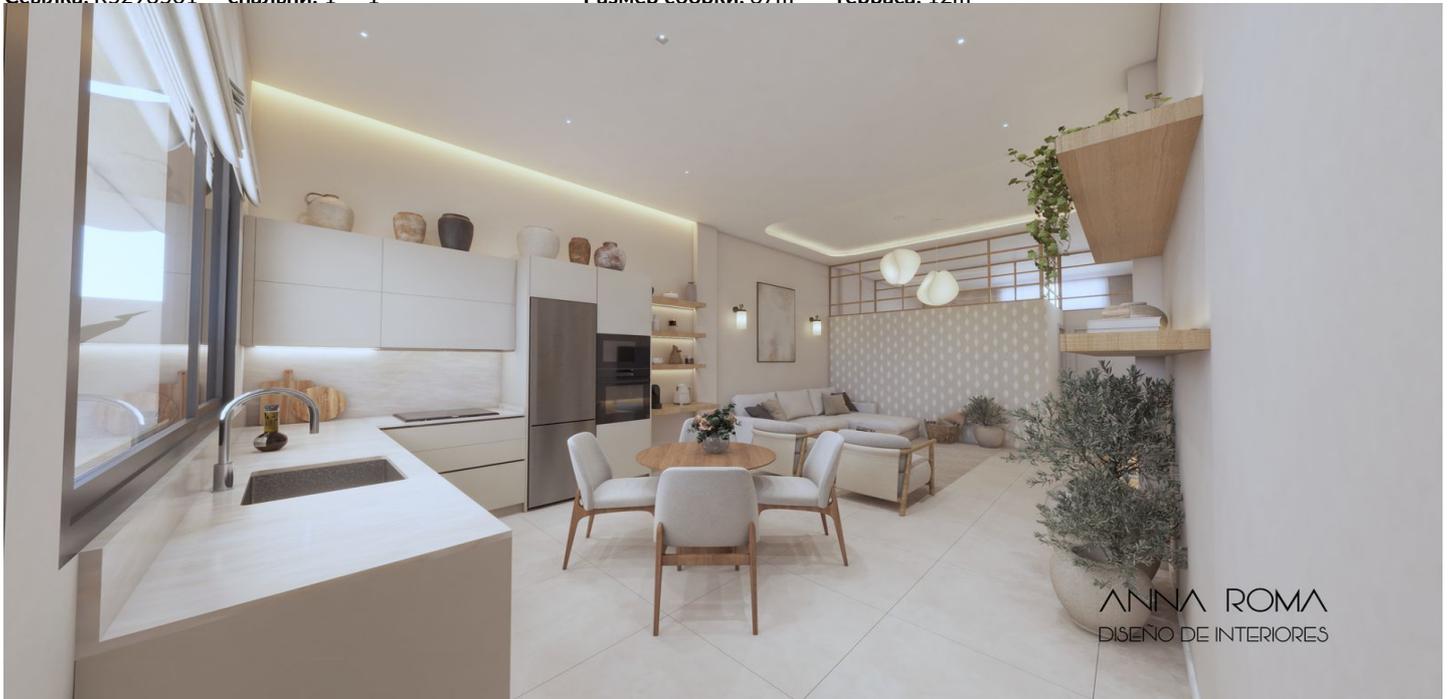
245 000 €

ванная комната:

Ссылка: R5293501

спальни: 1 1

Размер сборки: 67m<sup>2</sup> терраса: 12m<sup>2</sup>





## Costa del Sol, Torremolinos

### STRATEGIC INVESTMENT OPPORTUNITY · CALLE PEZ DORADO

We present an outstanding investment opportunity in one of the area's most sought-after and high-growth locations. Situated on the coveted Calle Pez Dorado, this property represents the forefront of urban regeneration: an asset fully transformed through a New Construction project with approved change of use, executed to the highest current construction standards.

### QUALITY FEATURES & TECHNICAL SPECIFICATIONS

The property has been designed to maximize comfort, durability, and energy efficiency, fully complying with current technical regulations.

**Aesthetic Revolution:** Large-format porcelain flooring (90x90 cm) providing visual continuity, spaciousness, and a contemporary minimalist design.

**Energy Efficiency & Comfort:** Complete renewal of exterior joinery, optimizing thermal and acoustic insulation and significantly reducing energy consumption.

**Premium Installations:** Electrical and plumbing systems fully installed from scratch in accordance with current regulations.

**Designer Bathrooms:** Full floor-to-ceiling tiling by the renowned brand BALDOCER, recessed designer faucets, and a 90 cm ultra-flat shower tray, delivering a true spa-like experience.

Additionally, roof waterproofing works have been carried out across all three properties, ensuring the buyer acquires an asset in optimal condition, with no additional short- or medium-term expenditure required.

### STRATEGIC LOCATION & PROFITABILITY

Located just a 2-minute walk from the Town Hall, this one-bedroom apartment sits in an area of high residential and tourist demand. Its functional layout and modern design make it a highly liquid asset, ideal for both long-term rental and holiday letting, ensuring a highly competitive ROI (Return on Investment).

### TRANSPARENCY & DOCUMENTATION

We provide hyper-realistic renders and accurate layout plans that faithfully reflect the final quality of finishes. This is a unique opportunity to acquire a turnkey property in one of the most promising areas of the Costa del Sol.

**Legal Notice:** In compliance with Andalusian Regional Decree 218/2005 of October 11, notary fees, land registry fees, transfer tax (ITP), and other purchase-related expenses are not included in the advertised price.

#### Availability:

The asset forms part of a set of three commercial premises converted into three independent residential units, all with approved change of use, each featuring one bedroom and one bathroom, located side by side. This configuration



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allows for individual or bulk acquisition, particularly attractive for investors.



## Характеристики:

### Функции

Рядом с транспортом  
Спутниковое телевидение  
Двойное остекление  
Wi-Fi

### Виды

Городской  
Улица

### Бассейн

Коммунальный

### Безопасность

Закрытый комплекс

### Категория

Инвестиции  
Торговаться

### Ориентация

Восток  
Юг

### Параметр

Урбанизация  
Рядом с городом  
Рядом с школами  
Город

### Мебель

Не меблировано

### Стоянка

Улица

### Климат -контроль

Кондиционер  
Холодный А/С  
Горячий кондиционер  
U/f/h ваннные комнаты

### Состояние

Отличный  
Недавно отремонтировано  
Недавно отремонтирован

### Сад

Коммунальный

### Коммунальные услуги

Электричество  
Питьевая вода