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TORREMOLINOS CENTRO

350,000 €

REFERENCE R5076532

An Unparalleled Investment & Development Opportunity in Torremolinos Centro, Southern Spain

3	1	46 m²	19 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

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## An Unparalleled Investment & Development Opportunity in Torremolinos Centro, Southern Spain

Luxury Realty proudly presents an extraordinary investment opportunity: a distinctive independent residence nestled in the vibrant heart of Torremolinos Centro, a highly sought-after jewel on Southern Spain's illustrious Costa del Sol. This property transcends a mere home; it represents a canvas for visionary development and a strategic acquisition in one of the Mediterranean's most dynamic locales.

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### Prime Location: The Epitome of Costa del Sol Living

Discover the essence of convenience and Mediterranean charm in this enviably privileged position. Situated mere moments from the iconic Calle San Miguel – Torremolinos' bustling commercial artery – and the efficient train station, the property offers unparalleled connectivity. Imagine strolling to world-class restaurants, chic boutiques, and lively entertainment venues, all within a five-minute radius. This central address ensures that every amenity, from essential services to vibrant nightlife, is effortlessly at your fingertips, making it perfect for both year-round living and lucrative holiday rentals.

Torremolinos Centro, with its rich history, welcoming atmosphere, and progressive infrastructure, continues to attract international attention. Its strategic position in Malaga province, Southern Spain, guarantees excellent access to Malaga International Airport, pristine beaches, and the diverse cultural offerings of Andalusia. This is not just a location; it's a lifestyle statement.

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### Exquisite Current Residence & Exceptional Outdoor Spaces

Thoughtfully renovated in 2004, this charming single-level home offers a comfortable and accessible living experience. Its well-designed layout makes it an ideal sanctuary for individuals seeking convenience or those with reduced mobility. Spanning a comfortable built area of 65 square meters, the residence comprises three generously proportioned bedrooms and a well-appointed full bathroom, providing ample space for relaxation and privacy.

The inviting living room is bathed in natural light, creating a bright and comfortable ambiance. Equipped with individual air conditioning units, it ensures year-round comfort. From here, residents enjoy direct access to a delightful 30 square meter private terrace – an idyllic haven for soaking in the glorious Costa del Sol climate, enjoying alfresco dining, or simply unwinding with a book. But the true crown jewel of this property is its spectacular 65 square meter private solarium terrace. This expansive rooftop retreat offers breathtaking urban vistas, providing an elevated space for sunbathing, entertaining, or creating a bespoke outdoor lounge. It's an unparalleled amenity for embracing the quintessential Mediterranean lifestyle.

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### Unrivaled Potential: A Vision for Vertical Expansion

What truly sets this property apart is its extraordinary potential for vertical expansion. The existing municipal regulations allow for the construction of up to three additional levels, transforming this single-story residence into a multi-unit dwelling or a magnificent, expansive urban villa. This presents a unique and compelling prospect for significant appreciation and bespoke development. Investors can envision creating luxury apartments for sale or rental, capitalizing on Torremolinos' robust tourism market and strong demand for central accommodation.

The ability to nearly quadruple the built area unlocks unlimited possibilities. Imagine designing contemporary residences with panoramic city views, each boasting its own private terraces or incorporating state-of-the-art amenities. This development potential is a rare find in such a prime, established location, offering a clear path to substantial return on investment and
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customization to meet the highest standards of luxury living.

Seamless Connectivity & Lifestyle Benefits

While the property does not include a private garage, its prime, central location brilliantly offsets this. The unparalleled proximity to extensive public transport networks, including the train station and numerous bus routes, ensures seamless mobility without the need for a private vehicle. The vibrant surroundings teem with life, offering a plethora of shops, renowned restaurants, charming cafes, and essential services such as schools and medical facilities, all within easy walking distance. Furthermore, children's play areas are conveniently located nearby, enhancing its appeal for families. This location is designed for a walk-friendly, active urban lifestyle, where every convenience is just steps away.

An Astute Acquisition by Luxury Realty

This distinguished independent house represents an astute acquisition, whether as a coveted primary residence, a luxurious holiday retreat, or a strategic investment vehicle. Its unbeatable proximity to the vibrant town center, essential services, and the myriad attractions that define Torremolinos positions it as a highly desirable asset. For discerning buyers seeking comfort, exceptional outdoor living, and extraordinary growth potential in one of the Costa del Sol's most sought-after areas, this is a truly unique offering presented exclusively by Luxury Realty.

Your Peace of Mind with Luxury Realty

In compliance with Decree 218/2005 of October 11, issued by the Regional Government of Andalusia (Junta de Andalucía), consumers are hereby informed that the published price does not include the expenses deriving from the sale and purchase transaction: Property Transfer Tax (ITP), or Notary and Registry fees. The Real Estate Agency's fees are included in the price.

For your complete peace of mind, when you choose Luxury Realty, you will benefit from the dedicated assistance and expert legal advice of our in-house counsel throughout the entire sales process, ensuring a smooth and transparent transaction. Furthermore, our dedicated team is proficient in multiple languages, ready to assist you fluently in Spanish, French, Italian, and English, providing unparalleled multilingual support for our international clientele.

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## Details

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| Reference | R5076532 | Property Type | Villa |
| Status | Sale | Price | 350,000 € |
| Bedrooms | 3 | Bathrooms | 1 |
| Build size | 46 m² | Plot Size | – |
| Terrace | 19 m² | Parking places | by request |

## Features

Air conditioning
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Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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