

TORREMOLINOS

620,000 €

REFERENCE R5371675

# Exquisite Duplex Residence: A Coastal Haven in Vibrant Torremolinos, Southern Spain

| 3 | 3 | 111 m² |
|---|---|---|
| BEDROOMS | BATHROOMS | BUILT |













# Description

Welcome to an unparalleled living experience on the sun-drenched shores of the Costa del Sol. Luxury Realty proudly presents this magnificent duplex property, a true gem ideally positioned just moments from the pristine beaches of Torremolinos, one of Southern Spain's most coveted destinations. This stunning residence offers the quintessential Mediterranean lifestyle, placing you within an effortless stroll of the iconic Paseo Marítimo and the golden sands of Playa del Bajondillo, where the rhythmic sound of waves becomes your daily soundtrack.

Nestled in a tranquil yet exceptionally well-connected area, this property serves as your private sanctuary while keeping the vibrant heart of Torremolinos at your fingertips. Imagine enjoying leisurely mornings by the sea, exploring charming local eateries, or indulging in the lively atmosphere of the town, all reachable within minutes. Torremolinos, renowned for its beautiful coastline, excellent climate, and friendly ambiance, offers a perfect blend of traditional Spanish charm and modern amenities, making it an ideal locale for both permanent residency and luxurious getaways.

## Sophisticated Design and Optimal Orientation

This exceptional home boasts a thoughtful north and east orientation, a design choice that masterfully harnesses the Mediterranean sun. Throughout the day, the property is bathed in abundant natural light, creating a warm and inviting atmosphere, while simultaneously ensuring pleasant cross-ventilation, a highly sought-after feature in coastal living. Every corner of this duplex has been meticulously designed to maximize comfort, space, and the sheer joy of coastal living.

The intelligently distributed layout unfolds across two distinct and beautifully appointed levels, each offering unique spaces for relaxation and entertainment.

### The Main Level: A Fusion of Elegance and Comfort

Upon entering the main floor, you are greeted by an expansive and remarkably bright living-dining salon. This inviting space seamlessly extends to a private terrace, offering a serene outdoor retreat perfect for al fresco dining, enjoying your morning coffee, or simply soaking in the gentle sea breeze. Adjacent to this social hub is a fully equipped independent kitchen, a culinary enthusiast's dream, meticulously appointed with modern appliances and ample preparation space. Completing this level are two generously sized bedrooms, each providing a peaceful haven for rest, accompanied by two stylishly appointed full bathrooms, ensuring ultimate convenience and privacy.

### The Upper Level: Your Private Coastal Retreat

Ascend to the upper floor via a gracefully crafted spiral staircase, an architectural feature that adds a touch of bespoke elegance to the home. This level unveils a private sanctuary, featuring an additional well-proportioned bedroom and another full bathroom, ideal for guests or family members seeking their own space.

The upper floor truly distinguishes itself with its magnificent outdoor offerings. Here, you will discover a large private terrace, an idyllic sun-drenched expanse perfect for indulging in the glorious Costa del Sol lifestyle. Whether it’s for sunbathing, enjoying panoramic views, or hosting intimate gatherings under the Spanish sky, this terrace is designed for supreme enjoyment. Furthermore, a covered, enclosed chill-out area provides a versatile haven, perfect for year-round relaxation. This adaptable space is ideal for unwinding with a book, entertaining friends with drinks, or hosting memorable barbecues regardless of the season.

## Exclusive Amenities and Investment Potential

This duplex is presented in impeccable condition, boasting well-distributed spaces that are ready for immediate occupancy. It represents not just a home, but an exceptional opportunity for discerning buyers seeking a blend of luxury and convenience.

Beyond its aesthetic appeal and prime location, the property comes with a suite of highly desirable amenities, including a private parking space – notably the largest in the entire building – providing unparalleled ease and security. A dedicated storage room offers practical solutions for organization, while the sought-after duplex layout itself speaks volumes of its unique character. Its truly prime, beachfront-adjacent location ensures enduring value.

The surrounding area offers an abundance of conveniences, ensuring a comfortable and effortless lifestyle. Supermarkets, reliable public transport links, a diverse array of restaurants catering to every palate, and vibrant leisure areas are all within comfortable walking distance, underlining the property's unbeatable accessibility.

This exquisite duplex is an ideal acquisition for those seeking a permanent luxurious residence, a perfect sun-soaked holiday home, or a high-yield investment opportunity on the vibrant Costa del Sol.

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### Important Purchase Information: Transparency and Clarity

Please note that the indicated price does not include applicable taxes or associated purchase costs. For this property, a Property Transfer Tax (ITP) of 7% will apply. Additionally, notary fees (estimated between 0.3% and 0.5%) and Land Registry fees (estimated between 0.1% and 0.3%) will be calculated based on the purchase price.

While the following figures are provided for informational purposes only and may vary based on specific circumstances, approximate costs for this property are:

- Property Transfer Tax (7%): €45,500
- Notary Fees: Between €1,101 (0.3%) and €1,835 (0.5%)
- Land Registry Fees: Between €367 (0.1%) and €1,101 (0.3%)

We are pleased to confirm that the purchase of this prestigious property does not incur any real estate agency fees for the buyer. The property is offered for sale partially furnished, enhancing its move-in readiness and immediate appeal.

## Details

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|---|---|---|---|
| Reference | R5371675 | Property Type | Penthouse |
| Status | Sale | Price | 620,000 € |
| Bedrooms | 3 | Bathrooms | 3 |
| Build size | 111 m² | Plot Size | – |
| Terrace | – | Parking places | by request |

## Features

Beachfront, Air conditioning, Lift, Parking, Investment