+34 604 489 646
info@luxury-realty.com
luxury-realty.com



TORREMOLINOS CENTRO

235 000 €

[redacted] R5546179

[redacted] Torremolinos Centro

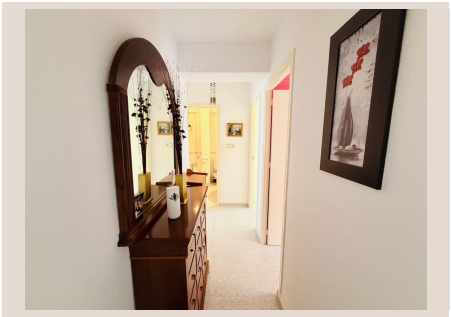
3	1	75 m²
[redacted]	[redacted]	[redacted]













■■■■■■■■

GREAT OPPORTUNITY IN TORREMOLINOS! 3-BEDROOM APARTMENT IN AN EXCELLENT LOCATION WITH A SPECTACULAR COMMUNAL ROOFTOP TERRACE Discover this attractive property located in the established residential area of Lomas de los Riscos, in Torremolinos. Its location is particularly appealing thanks to its proximity to the town centre, the beach and all the amenities and services needed for comfortable year-round living. The apartment offers a practical and functional layout. It features **three bedrooms, one full bathroom, a renovated independent kitchen and a spacious living-dining room**, providing comfortable spaces for everyday family life or enjoying time with friends. The renovated, separate kitchen offers both functionality and convenience, while the three bedrooms provide plenty of flexibility, whether used as family bedrooms, a home office or additional living space to suit your needs. ## A LARGE COMMUNAL ROOFTOP TERRACE TO ENJOY THE SUN AND OUTDOOR LIVING **One of the property's main highlights and distinctive features is its spectacular communal rooftop terrace, exceptionally spacious and shared by just eight apartments.** This privileged outdoor space offers countless possibilities for enjoying the wonderful Costa del Sol climate throughout most of the year. It is the perfect place to sunbathe, relax, organise barbecues, enjoy gatherings with family and friends, or simply unwind outdoors while taking in the open views. Without a doubt, this is a valuable added feature that is difficult to find and a fantastic opportunity for anyone who appreciates generous outdoor spaces in an urban setting. ## LOCATION AND TRANSPORT LINKS The property's location is another of its major advantages: - Just **500 metres from the train station**, offering excellent transport connections. - Approximately **800 metres from El Bajondillo Beach**. - A short distance from Torremolinos town centre. - Surrounded by supermarkets, shops, restaurants, schools and all kinds of amenities. - Easy access to the main roads and transport routes. The apartment is located on the **fourth floor of a building without a lift**, an important feature to consider when evaluating the property. Thanks to its layout, three bedrooms, excellent location and, especially, its outstanding communal rooftop terrace, this property represents an interesting opportunity both for those looking for a permanent home in Torremolinos and for buyers wishing to invest in an established area of the Costa del Sol. ## ADDITIONAL INFORMATION AND TERMS OF SALE Our real estate agency's professional fees are included in the advertised sale price. The buyer will not incur any additional costs for our agency's intermediary services. In accordance with Decree 218/2005 of 11 October, issued by the Regional Government of Andalusia, please note that the advertised price does not include the expenses arising from the purchase, such as notary fees, Land Registry fees, Property Transfer Tax (ITP) or any other legally applicable costs. The information provided is for guidance purposes only and does not constitute a contractual offer. The property's features, measurements and conditions must be verified by interested parties. If you are looking for a three-bedroom apartment in a well-connected location, close to the beach and featuring a spectacular rooftop terrace where you can enjoy ■the ■sunshine ■and ■the authentic ■Mediterranean ■lifestyle, ■this ■could ■be the ■perfect ■opportunity for ■you. For ■further information ■or ■to ■arrange ■a viewing, please ■do ■not ■hesitate ■to ■contact ■us.

■■■■■■

■■■■■■■■	R5546179	■■■ ■■■■■■■	■■■■■■■■
■■■■■■	■■■■■■■	■■■■	235 000 €
■■■■■■■	3	■■■■■■	1
■■■■■■■	75 m²	■■■■■■■	–
■■■■■■■	–	■■■■■■■■	■■ ■■■■■■■

■■■■■■■■■■■■■■■

■■■■■■■■■■, ■■■ ■■ ■■■■, ■■■■■■■ ■■■, ■■■■■■■■, ■■■■■■■■■■, ■■■■■■■■

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio
Tembo, 23
29660 Marbella