

## Apartment for sale in Torrequebrada, Costa del Sol

**2** Bedrooms | **2** Bathrooms | **127** m<sup>2</sup> Interior | **22** m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ **480** IBI | € **160** Rubish tax | € **2,640** Community fees



### Property Description

Luxurious 2 bedroom First Floor Apartment for Sale at Golf Resort Torrequebrada, Benalmadena

#### Overview

Don't miss the opportunity to own a beautiful apartment in the prestigious Golf Resort Torrequebrada, Benalmadena. Renowned for its tranquillity, security, and stunning landscaped gardens, this complex offers an unparalleled living experience. Its location, close to the beach, Avenida de Palmeras, shops, and restaurants, make this property an ideal place to call home. The apartment is in mint condition. Its cozy spaces and superb decoration create a lovely home.

#### Property Features

Type: First Floor Apartment

Bedrooms: 2

Bathrooms: 2

Terrace: South-West facing, 22 m<sup>2</sup>

Size: Spacious living areas and large terraces. 127 m<sup>2</sup> inside + 22 m<sup>2</sup> of terrace

Parking: 1 underground parking space (approx. 18,5 m<sup>2</sup>)

Storage: Storage room approx. 22 m<sup>2</sup>, accesible by the garage space

#### Interior Details

Hallway: Entry with practical wardrobe.

Living and Dining Room: Bright and airy, large windows opening to the terrace, offering a perfect space for relaxation and entertainment.

Master Bedroom: Large bedroom with spacious built in wardrobes. En-suite bathroom with double sink, shower, and bathtub with jacuzzi.

Second Bedroom: A double bedroom with wardrobe and access to the terrace, and a shared bathroom with, wc, bidet, sink and shower.

Kitchen: Fully equipped with dishwasher, fridge/freezer, oven, micro oven, gas stove and washing machine.

Additional Amenities: Hot and cold air conditioning, electric shutters, built-in wardrobes, video intercom, marble floors, fiber optic internet, Climalit double glazing.

Furniture: Furniture is optional, but if you want most of the furniture can be included, so you can move right in. Value of the furniture will be set to around 3%.

#### Outdoor Living

Terrace: South-West facing, very spacious, 22 m<sup>2</sup>, perfect for dining, sunbathing, barbecue etc.

Views and direct access to the garden and pool area. Covered, with awnings for additional sunshade. Delivered completely furnished.

#### Community Features

Security: High-level security with 24/7 surveillance, on-site reception, nightly security rounds, and many cameras.

Facilities: Six swimming pools, a children's playground, and regularly maintained green spaces.

Accessibility: Lift access from the garage directly to the apartment door.

#### Location Benefits

Proximity to Amenities: Walking distance to the beach, shops, pharmacy, and restaurants. Close to hospitals and several international schools. Right in front of Torrequebrada Golf course.

Convenient for Families: Safe, villa area with wide roads, sidewalks, and green spaces, perfect for walking dogs and family strolls.

#### Investment Potential

This apartment not only offers luxurious living but also a substantial rental potential due to its spaciousness, garden and pool access, and prime location. Rarely do such premium apartments become available in Golf Resort Torrequebrada.

Built in 2004.

Community fees: 220€ per month. (apartment, garage and storage room).

IBI: 480€ (if you are residents, if not it is the double)

Basura: aprox 160€ per year

Electricity: aprox 100€ per month

Water: aprox 25€ per month

Don't miss this unique opportunity. For more information or to schedule a viewing, contact us today. This property will not stay long on the market.

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