

Apartment for sale in La Colina, Costa del Sol

1 Bedrooms | 1 Bathrooms | 83 m² Interior | **Garage** Yes | **Garden** Yes | **Pool** Yes
€ 320 IBI | € 250 Rubish tax | € 3,504 Community fees



Property Description

INVESTMENT-READY APARTMENT WITH TOURIST LICENCE IN LA COLINA

This fourth-floor, one-bedroom apartment in Edificio Torre de La Colina offers an attractive opportunity for buyers seeking a holiday home, permanent residence or established rental investment in Torremolinos.

The property has a valid tourist rental licence issued in 2021 and a demonstrable rental-income history, allowing prospective purchasers to assess its proven performance rather than relying solely on projections.

The apartment comprises an entrance hallway, a bright living and dining room, a separate kitchen, one bedroom, a bathroom, a built-in wardrobe and a private terrace. Its registered constructed area

is 83.45 m², including its proportional share of the building's communal elements.

Edificio Torre de La Colina is served by four lifts and offers an excellent range of facilities, including:

- Communal swimming pool
- Communal parking
- 24-hour reception
- On-site café and bar

A particularly valuable advantage for rental owners is that the community fees include both water and electricity, helping to keep operating expenses fixed, simple and predictable.

The property is conveniently situated close to La Colina train station, providing direct connections to Málaga Airport, Málaga city centre and the other resorts along the Costa del Sol. The beach, golf courses, shops, restaurants and everyday services are also within easy reach.

Whether purchased as a holiday home with income potential or as an established rental investment, this apartment combines a licensed rental history, practical on-site facilities and excellent transport connections in one of Torremolinos's most accessible locations.