



## Ground Floor Apartment for sale in Torrequebrada, Benalmádena

449.000 €

Referencia: R5207836    Dormitorios: 3    Baños: 2    Construido: 148m<sup>2</sup>    Terraza: 46m<sup>2</sup>





## Costa del Sol, Torrequebrada

Luxurious 3 bedroom Ground Floor Apartment for Sale at Golf Resort Torrequebrada, Benalmadena

### Overview

Discover an exceptional opportunity to own a beautiful apartment in the prestigious gated community Golf Resort Torrequebrada, Benalmadena. Renowned for its tranquillity, security, and beautifully landscaped gardens, this complex offers an unparalleled living experience. Conveniently located close to the beach, Avenida de Palmeras, shops, and restaurants, it's the ideal place to call home.

### Property Features

Type: Ground Floor Apartment

Bedrooms: 3

Bathrooms: 2

Terrace: South-West facing, 46 m<sup>2</sup>

Size: Spacious living areas and large terraces. 148 m<sup>2</sup> inside + 46 m<sup>2</sup> of terrace, totally 194 m<sup>2</sup>.

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

Storage: Storage room approx. 7 m<sup>2</sup>, 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: A really large bedroom with a walk in wardrobe. Direct access to the terrace.

En-suite bathroom with double sink, WC, shower, and bathtub, as well as a washing machine and a dryer machine.

Second Bedroom: A double bedroom with wardrobe and direct access to the terrace,

Second bathroom: Sink, WC and shower.

Third Bedroom: The apartment was originally a 2 bedroom apartment, but a third bedroom has been built recently on the large terrace. This bedroom is class A standard, and it is approved by the community and the town hall. This room can be used as a bedroom, gym, or office, or as a second living room. There is bed that can be folded up against the wall when the room is not used as a bedroom. Direct access to the terrace.

Kitchen: Fully equipped with dishwasher, fridge/freezer, oven, stove and water filtering system.

Additional Amenities: Hot and cold air conditioning, 9 solar panels on the roof, shutters, built-in wardrobes, video intercom, safe, shower on the terrace, marble floors, fiber optic internet, double glazing.

Furniture: Furniture is optional, but the apartment can be sold fully furnished as it is, so you can move right in. Value of the furniture will be set to 3%.

### Outdoor Living

Terrace: South-West facing, very spacious, 46 m<sup>2</sup>, perfect for dining, sunbathing etc. Views and direct access to the garden and pool area. Some areas are covered for additional shade.

### Community Features

Security: High-level security with 24/7 surveillance, on-site reception, nightly security rounds, and many cameras. It is very convenient with the reception who can receive packages for you and help with all kinds of things.



**Facilities:** Five swimming pools, a children's playground, and beautifully maintained gardens.

**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 next to 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, direct garden and pool access, and prime location. Rarely do such premium apartments become available in Golf Resort Torrequebrada. The complex was completed in 2004, and the build quality and dimensions are well above average for other complexes and also more recent projects.

Built in 2004.

Community fee : 273 euro per month

IBI : 1158 euro per year

Basura: Is included in the community fee

#### Contact - Information

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.



## Características:

### Características

Terraza Cubierta  
Ascensor  
Terraza Privada  
Trastero - Almacén  
Baño En-Suite  
Suelos de Mármol  
Doble acristalamiento  
24 Horas Recepción  
Armarios Empotrados  
Fibra óptica  
Access for people with reduced mobility

### Vistas

Vistas a Jardín  
Vistas a Piscina

### Piscina

Piscina Comunitaria

### Jardín

Jardín Comunitario  
Jardín Paisajístico  
Jardín de fácil mantenimiento

### Servicios Públicos

Electricidad  
Agua Potable  
Paneles solares fotovoltaicos  
Paneles Solares Térmicas

### Orientación

Sur  
Oeste  
Orientación Suroeste

### Posición

Cerca de Golf  
Urbanización  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Ciudad  
Cerca de Colegios  
Primera línea de Golf

### Muebles

Completamente Amueblada  
Opcionales

### Seguridad

Recinto Cerrado  
Seguridad de 24 horas  
Persianas Eléctricas  
Portero Automático  
Caja fuerte

### Categoría

Casas de vacaciones  
Inversion  
Golf  
Lujo  
Reventa

### Climatización

Aire Acondicionado  
A/A Preinstalado  
A/A Frio  
A/A Caliente

### Estado

Excelente estado de conservación

### Cocina

Cocina Equipada

### Aparcamiento

Parking Subterráneo  
Garaje