



## Apartamento Planta Media en venta en Torreguadiaro, San Roque

410.000 €

Referencia: R5256001 Dormitorios: 2 Baños: 1 Construido: 113m<sup>2</sup>





## Costa de la Luz, Torreguadiaro

The Elusive Large Towers Apartment The towers in Torreguadiaro are unique. It's impossible to be so close to the sea with these panoramic sea views in a buzzing village, at this price point. "Ley de Costa" governs that such properties can no longer be built. And if a developer does find a plot, the cost is high, which means the end user pays a huge premium. This Type C Apartment (the larger types) has been reconfigured to be a large 2 bedroom, 1 bathroom. (Circa 130m2 built including covered terraces/common elements). What makes this property impressive are 3 things: 1) the epic sea, Gibraltar, and Africa views; 2) The large open living area leading to the sea view terrace; and 3) The completed "heavy lifting" in terms of refurbishment ie windows all new, walls moved, and bathroom - all done. The property is cheap to run with community fees of 125/month and IBI a nominal amount of circa 184/year! Note the community have installed a new lift system throughout with 2 years paid and new owner to pay 60/month for next 2 years. There is an option to buy a much coveted covered parking space for 30,000€ To be able to live so close to the sea, with panoramic sea views, walk to 20 restaurants and even the Port of Sotogrande, before 2 hotels come on line, makes this a Paradise for now and a wise investment. \* the property is 133m2 including allocated common spaces of 20m2. The terrace is enclosed so 81m2+32m2 = 113m2 (see floorplan). The IBI is low due to cadastral not updated to real m2, as this was originally bought in the 80s, so buyer can address should they wish. These properties also do not have an LPO. These are the peculiarities of buying in Torreguadiaro.



## Características:

Características	Orientación	Vistas
Terraza Cubierta	Sur	Vistas al Mar
Ascensor		Vistas Panorámicas
Cerca de Transporte		Vistas a Playa
Terraza Privada		
Doble acristalamiento		
Posición	Estado	Cocina
Urbanización	Buen estado de conservación	Cocina Equipada
Cerca del Mar	Renovado Recientemente	
Cerca de Tiendas		
Cerca de Cuidad		
Primera línea de Playa		
Cerca de Marina		
Complejo 1ª Línea de Playa		
Seguridad	Aparcamiento	Servicios Públicos
Recinto Cerrado	Párking Comunitario	Electricidad
		Agua Potable
Categoría		
Casas de vacaciones		
Frente a la playa		
Reventa		