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LUXURY REALTY
Real Estate Agency

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Апартамент в Benalmadena Costa

Референция: R5107831

Спальни: 2

Ванные: 2

M² Размер: 148

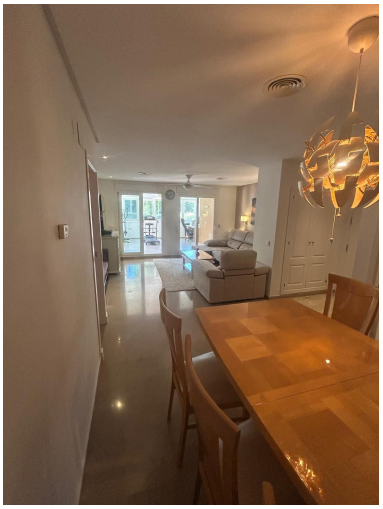
Цена: 495 000 €

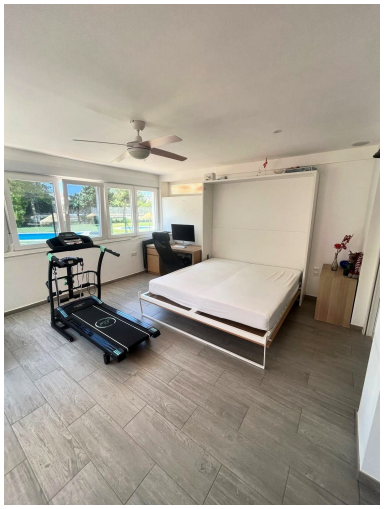
Статус: Продажа

Тип недвижимости: Апартамент

Места: по запросу

M² Участок:





Описание:Large ground floor apartment at Golf Resort Torrequebrada.. This spacious ground floor apartment is located within the leafy Torrequebrada Golf Resort. The apartment comprises 148 m² of living space with a partially covered terrace of approximately 46m². Floor-to-ceiling sliding doors seamlessly connect the living room and outdoor area. Layout The very spacious living/dining room (40 m²) flows into the separate, fully equipped kitchen. A cleverly designed extension has been created from the living room, which can be used as an additional third bedroom, gym, or office, with direct access to the generous 46m² terrace, which overlooks the first of the four communal pools in the development and the communal gardens, without being so close that the pool would cause any disturbance. The generous size of the terrace provides ample space for various purposes, such as an area for sun loungers, a dining area, and a BBQ area for delicious outdoor meals on warm summer evenings. Inside, a hallway - separating the living area and the sleeping area by a glass door for maximum privacy - leads from the living/dining room to the apartment's sleeping area. This area houses the guest bedroom with a separate bathroom featuring a walk-in shower and toilet. At the end of the hallway is the master suite with a walk-in closet and ensuite bathroom, which includes also a washing/dryer machine. All bedrooms open directly onto the terrace through glass doors, allowing each room to enjoy natural light and views of the greenery. Furthermore, the apartment naturally features central air conditioning (hot/cold), a parking space in the underground garage, and a spacious storage unit. An additional benefit is the very low energy consumption, thanks to the 9 solar panels on the apartment's shared roof. Communal Facilities Residents share a gated community with: - 4 communal swimming pools, one with a children's pool area - Children's playground and ping-pong tables - Sunbathing lawn surrounded by Mediterranean plants - Elevator from the parking garage to all floors - Automatic gate, 24/7 security and CCTV Location & Accessibility The resort is located on the east side of the 18-hole Golf Torrequebrada course. Santa Ana Beach and Playa La Cala are a fifteen-minute walk away; the distance is approximately 1.3 km. Arroyo de la Miel station, with a direct train to Málaga Airport, is less than a twenty-minute walk away. By car, you can reach: - Benalmádena Marina in 10 minutes - Málaga City in 20 minutes - Marbella in 30 minutes You can do your daily shopping in Arroyo de la Miel; international schools, hospitals, and sports clubs are within a five-kilometer radius. Holiday feeling and stable property value A spacious apartment within walking distance of the beach and golf course appeals to various target groups. Those looking for a second home will enjoy privacy and a terrace large enough for a lounge, dining table, and sun loungers. For buyers considering long-term value, the combination of location, indoor and outdoor space, and scarce supply in Torrequebrada is a key factor. The complex dates back to 2004, and the build quality and dimensions are well above average for more recent projects. Practical details Private parking space and separate storage unit in the garage included Homeowners' Association fees: €283 per month IBI tax: €1,158.98 per year Energy label: E Furniture: optional Price: €495,000* *Price excludes real estate transfer tax (ITP), notary fees, and registration/lawyer fees. See also the fantastic video of the apartment for a video tour.

Особенности:

None, Бассейн, Кондиционирование, Обогрев, Частный сад, None, Круглосуточная охрана, Парковочные места, Инвестиции