



## GROUND FLOOR APARTMENT 3 BEDROOMS 2 BATHROOMS IN TORREQUEBRADA

📍 Torrequebrada

REF# R5207836 €449,000

BEDS

3

BATHS

2

BUILT

148 m<sup>2</sup>

TERRACE

46 m<sup>2</sup>

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>

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Size: Spacious living areas and large terraces. 148 m2 inside + 46 m2 of terrace, totally 194 m2.

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

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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.



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