



## GROUND FLOOR APARTMENT 1 BEDROOM 1 BATHROOM IN TORREMOLINOS

📍 Torremolinos

REF# R5293501 €245,000

BEDS

1

BATHS

1

BUILT

67 m<sup>2</sup>

TERRACE

12 m<sup>2</sup>

### STRATEGIC INVESTMENT OPPORTUNITY · CALLE PEZ DORADO

We present an outstanding investment opportunity in one of the area's most sought-after and high-growth locations. Situated on the coveted Calle Pez Dorado, this property represents the forefront of urban regeneration: an asset fully transformed through a New Construction project with approved change of use, executed to the highest current construction standards.

### QUALITY FEATURES & TECHNICAL SPECIFICATIONS

The property has been designed to maximize comfort, durability, and energy efficiency, fully complying with current technical regulations.

**Aesthetic Revolution:** Large-format porcelain flooring (90x90 cm) providing visual continuity, spaciousness, and a contemporary minimalist design.

**Energy Efficiency & Comfort:** Complete renewal of exterior joinery, optimizing thermal and acoustic insulation and significantly reducing energy consumption.

**Premium Installations:** Electrical and plumbing systems fully installed from scratch in accordance with current regulations.

**Designer Bathrooms:** Full floor-to-ceiling tiling by the renowned brand BALDOCER, recessed designer faucets, and a 90 cm ultra-flat shower tray, delivering a true spa-like experience.

Additionally, roof waterproofing works have been carried out across all three properties, ensuring the buyer acquires an asset in optimal condition, with no additional short- or medium-term expenditure required.

### STRATEGIC LOCATION & PROFITABILITY

Located just a 2-minute walk from the Town Hall, this one-bedroom apartment sits in an area of high residential and tourist demand. Its functional layout and modern design make it a highly liquid asset, ideal for both long-term rental and holiday letting, ensuring a highly competitive ROI (Return on Investment).

### TRANSPARENCY & DOCUMENTATION

We provide hyper-realistic renders and accurate layout plans that faithfully reflect the final quality of finishes. This is a unique opportunity to acquire a turnkey property in one of the most promising areas of the Costa del Sol.

**Legal Notice:** In compliance with Andalusian Regional Decree 218/2005 of October 11, notary fees, land registry fees, transfer tax (ITP), and other purchase-related expenses are not included in the advertised price.

#### Availability:

The asset forms part of a set of three commercial premises converted into three independent residential units, all with approved change of use, each featuring one bedroom and one bathroom, located side by side. This configuration allows for individual or bulk acquisition, particularly attractive for investors.

# BROMLEY ESTATES

## *Marbella*

