



## GROUND FLOOR APARTMENT 1 BEDROOM 1 BATHROOM IN TORREMOLINOS

📍 Torremolinos

REF# R5348812 €172,000

BEDS

1

BATHS

1

BUILT

38 m<sup>2</sup>

TERRACE

15 m<sup>2</sup>

Spacious Renovated Studio with Large Patio & Tourist License

This bright and spacious studio has been fully renovated with taste and high-quality materials, making it ideal both as a personal residence or a ready-to-go investment.

The property features a generous private-use patio, perfect for relaxing and enjoying outdoor living all year round.

Located just 1.5 km from the sea, in an area with excellent public transport connections within walking distance, and surrounded by all essential amenities such as shops, restaurants, and supermarkets.

The layout includes:

# BROMLEY ESTATES

*Marbella.*

Open-plan fully equipped kitchen

Bathroom with shower

Living-dining area with direct access to the large patio

The property comes with a valid tourist rental license, already registered and in operation, offering immediate rental income potential. Profitability documentation can be provided to serious buyers. Garbage and water expenses for industrial activity. Daily amount €95/night on Booking and Airbnb.”

Currently rented until the end of May. Viewings will be arranged only for genuine purchase interest, respecting the tenant.

Sold as seen: fully furnished and equipped.

The sale is due to the owners' change of residence.

