



## GROUND-FLOOR APARTMENT IN TORROX COSTA

C. Tte. del Alcalde Joaquín Coronado, 29793 Torrox, Málaga, España

# 199.000 €



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## The essentials

**Area:** 60 m<sup>2</sup>

**Bedrooms:** 1 bed

**Garage:** 1

**CEE:** En Trámite

**Category:** apartamento, Apartment

**Year built:** 2024

**Lot size:** 40 m<sup>2</sup>

**Bathrooms:** 1 bath

**Storage room:** 1

**Status:** Excellent

**ID property:** 1100V

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## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Community garden, Community pool, Double glazed windows, Elevator, Furnished, Furnished kitchen, Kitchen equipped with appliances, Parking, Storage room, Terrace

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Fortuny Hogares Únicos offers for sale this modern newly built ground floor apartment a few minutes from the beach, delivered in February 2024, fully furnished and ready to move in.

### Location

The property is located in the privileged area of Torrox Costa, which is known for having the best climate in Europe. Only 5 minutes walking distance to the beach, you will enjoy long walks by the sea and a wide range of beach bars and restaurants offering local and international cuisine. In the surrounding area, you will find all amenities such as supermarkets, pharmacies, medical centres, schools and banks, as well as excellent road connections. The location is also ideal for exploring the region, as it is approximately 45 km from Malaga city (about 40 minutes by car) and very close to other points of interest such as Nerja and its famous caves.

### Distribution

The ground floor apartment is west facing and has a 60m<sup>2</sup> constructed area including the communal areas, 40m<sup>2</sup> usable area and 15m<sup>2</sup>. It is distributed in an entrance hall, a spacious and bright living-dining room with access to the sunny terrace. The terrace has an outdoor dining area and a chill-out area. An open plan kitchen fully fitted with high and low furniture of timeless style; a bedroom with built-in wardrobes, and a complete bathroom that gives service to all the rooms.

### Qualities

The property has been recently refurbished. It has excellent qualities. We highlight the security entrance door, Climalit double-glazed windows, air conditioning cold-heat by ducts in the living room and bedroom, and kitchen equipped with appliances: Combi fridge, oven, microwave, induction hob, washing machine and dishwasher. The unit is fully furnished with a sofa bed and TV in the living room and bedroom, as can be seen in the photographs.

### Communal areas

The community has a garden area and a swimming pool. The building has a lift. The property has a parking space and a storage room, included in the price.

### Regulations

Energy certificates are in process. In compliance with the RD of the Junta de Andalucía 218/2005 of the 11th of October, we inform the consumers that the price indicated does not include the expenses derived from the purchase of the property according to the current laws (ITP, notary expenses and in case of new construction the VAT tax).

## Contact us

We present a comfortable apartment with all services and proximity to the sea in a quiet and attractive environment. For further information, please do not hesitate to contact us. We will be pleased to help you.

