



Ground Floor Apartment in Torremolinos

Bedrooms **2** Bathrooms **2** Built **95m2** Terrace **0m2**

R5431705

**Ground Floor
Apartment**

Torremolinos

199.000€

INVESTMENT OPPORTUNITY WITH APPROX. 10% GROSS YIELD IN TORREMOLINOS An excellent opportunity for investors seeking immediate rental income in one of the Costa del Sol's most sought-after rental locations. For sale: a 96 m² commercial premises on the ground floor, currently configured and operated as two independent residential units, generating a total rental income of €1,650 per month. ### INVESTMENT HIGHLIGHTS * Asking Price: €199,000 * Current Monthly Rental Income: €1,650 * Annual Rental Income: €19,800 * Approximate Gross Yield: 9.95% ### CURRENT LAYOUT The property benefits from two independent entrances and is currently arranged as two self-contained units: **Unit 1 – One-Bedroom Apartment** * Living and dining area * Fully equipped kitchen * Separate bedroom * Full bathroom **Unit 2 – Studio Apartment** * Open-plan living and sleeping area * Fully equipped kitchen with breakfast bar * Full bathroom * Additional guest toilet ### FEATURES * 96 m² built area * Ground floor location * Two independent entrances * Two fully equipped kitchens * Two full bathrooms and one guest toilet * Air conditioning * Sold fully furnished * Good overall condition * Residential complex with communal gardens and swimming pool ### IMPORTANT INFORMATION The property is legally registered as a COMMERCIAL PREMISES and is being sold in its current legal and planning status. Although it is currently configured and rented as two residential units, no

official change of use to residential has been granted. Any future application or possibility for a change of use should be independently verified by the purchaser with the relevant authorities and technical advisors. #### LOCATION Located on Calle Loma del Colegial, in a well-established residential area of Torremolinos with excellent access to all amenities. * Walking distance to Torremolinos town centre * Close to supermarkets, schools, pharmacies and shops * Near the C-1 commuter train station * Direct train connection to Málaga and Fuengirola * Less than 10 minutes from Málaga International Airport * Area with strong and consistent rental demand A rare opportunity to acquire an income-producing asset with proven rental returns in a strategic Costa del Sol location. If your target audience is ?mainly ?international ?investors, ?I ?would even make ?the ?headline stronger: ***"10% Gross Yield ?– Income ?Producing Asset ?in ?Torremolinos"**, as yield is ?usually ?the ?first ?metric ?investors ?focus ?on.

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