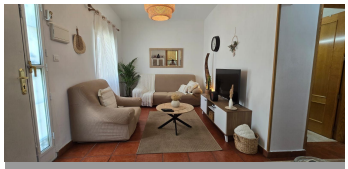
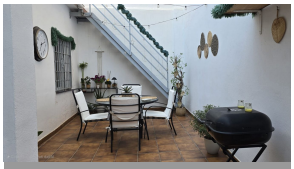
ALL IN
real estates





House in Torremolinos Centro

Bedrooms	**3**	Bathrooms	**1**	Built	**46m2**	Plot	**0m2**

R5076532 **House** **Torremolinos Centro** **350.000€**

An excellent investment opportunity! An indipendent house located in the heart of Torremolinos, Malaga, with the possibility of building three more floors. This property, renovated in 2004, stands out for its privileged location, surrounded by all kinds of amenities within walking distance, including the famous Calle San Miguel and the train station, just five minutes away. The house is on one floor, which makes it easily accessible and suitable for people with reduced mobility. The house has three spacious bedrooms and a full bathroom, distributed over a built area of 65 m². The living room is bright and comfortable, with individual air conditioning units and direct access to a 30 m² private terrace, ideal for enjoying the Costa del Sol climate. In addition, it has a spectacular 65 m² private solarium terrace with urban views and the possibility of building up to three additional floors, which adds great potential for expansion. It does not have a garage, but its excellent location compensates for this with its proximity to shops, restaurants, children's play areas, schools and all kinds of public transport. This house is ideal both as a primary residence and as an investment, given its proximity to the centre, services and the main attractions of Torremolinos. A unique opportunity for those seeking comfort, outdoor space and growth potential in one of the most sought-after areas of the Costa del Sol. In compliance with Decree 218/2005 of October 11, issued by the Regional Government of Andalusia (Junta de Andalucía), consumers are hereby informed that the published price does not include the expenses deriving from the

sale and purchase transaction: Property Transfer Tax (ITP), or Notary and Registry fees. The Real Estate Agency's fees are included in the price. Value-Added Services and Multilingual Assistance: For your peace of mind, you will benefit from the ?assistance ?and ?legal ?advice ?of our in-house ?counsel ?throughout the entire sales process. ?Furthermore, our ?dedicated team ?is ?able to assist you ?fluently ?in ?Spanish, ?French, ?Italian, ?and ?English.

Fitted Wardrobes	Fitted Wardrobes	Near Transport
Private Terrace	Solarium	WiFi