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real estates








Penthouse Duplex in Torremolinos

Bedrooms	3	Bathrooms	3	Built	111m2	Terrace	0m2

R5371675 **Penthouse Duplex** **Torremolinos** **620.000€**

Stunning duplex property just steps from the beach in one of the most sought-after areas of Torremolinos, only a short walk from the famous Paseo Marítimo de Torremolinos and Playa del Bajondillo. The property benefits from a north and east orientation, ensuring abundant natural light throughout the day and pleasant ventilation. The home is distributed over two levels: ? Main floor Spacious and bright living-dining area with access to a terrace, fully equipped independent kitchen, 2 bedrooms and 2 full bathrooms. ? Upper floor Accessed via a beautiful spiral staircase, leading to: * 1 additional bedroom * 1 full bathroom * A large private terrace, perfect for enjoying the Costa del Sol lifestyle * A covered enclosed chill-out area, ideal for relaxing, entertaining, enjoying drinks or hosting barbecues all year round The property is in very good condition, with well-distributed spaces, ready to move in or as an excellent investment opportunity. Additional features include: ? Private parking space (the largest in the entire building) ? Storage room ? Duplex layout ? Prime location by the sea Located in a quiet area while still offering all amenities within walking distance: supermarkets, public transport, restaurants and leisure areas. ? Ideal as a permanent residence, holiday home or high-yield investment on the Costa del Sol. The indicated price does not include taxes or purchase costs. A Property Transfer Tax (ITP) of 7% will apply, in addition to notary fees (approx. 0.3%–0.5%) and Land Registry fees (approx. 0.1%–0.3%) based on the purchase price. The amounts indicated are for informational purposes only and may vary

depending on each specific case. For this property, the approximate costs are: Property Transfer Tax (7%): €45.500 Notary: Between €1,101 (0.3%) and ?€1,835 ?(0.5%) Land ?Registry: ?Between ?€367 (0.1%) and ?€1,101 ?(0.3%) The purchase of this property ?does not ?include any ?real ?estate agency fees for ?the ?buyer. The ?property ?is ?sold ?partially ?furnished.

Access for people with reduced mobility	Access for people with reduced mobility	Covered Terrace
Ensuite Bathroom	Fitted Wardrobes	Lift
Private Terrace	Storage Room	