ALL IN real estates








Middle Floor Apartment in Torrequebrada

Bedrooms	4	Bathrooms	2	Built	156m2	Terrace	10m2

R5495851	Middle Floor Apartment	Torrequebrada	535.000€

FOR SALE... EXCLUSIVELY! MODERN 4-BEDROOM, 2-BATHROOM APARTMENT IN TORREQUEBRADA This modern, fully renovated four-bedroom, two-bathroom apartment, located on Calle Babor in Torrequebrada, Benalmádena, offers 157 m² of built area. Situated on the third floor of a secure residential complex, the property combines generous living spaces with an elegant and contemporary design. Renovated to the highest standards, it features four spacious bedrooms with fitted wardrobes, two modern bathrooms and a large private terrace, perfect for enjoying a modern Mediterranean lifestyle. Residents can enjoy beautifully maintained communal gardens and two swimming pools, including a large main pool and a children’s pool. The property also includes a storage room and two underground parking spaces. Located just a few minutes’ walk from the beach, the apartment is close to excellent dining options such as Malibu Beach Bar, La Viborilla and El Trocadero. Calle Babor also offers convenient access to a nearby supermarket. Property costs: IBI (Property Tax): €663.49 Rubbish collection fee: €109.52 Community fees: €178.00 per month (apartment) + €24.00 per month (second parking space) Garage/storage room IBI: €44.57 There is a 20% discount for payment by direct debit. Community fees are paid monthly. In compliance with the information obligations established under Law 10/2025, please note that the advertised price does not include the costs and taxes associated with the purchase,

which are detailed below: Property Transfer Tax (ITP): The current tax rate applicable in Andalusia will apply (generally 7%), without prejudice to any reduced rates that may apply depending on the buyer’s personal circumstances or the characteristics of the property. The tax is calculated on the higher of the cadastral reference value or the purchase price. Notary fees: Notarial fees will be calculated in accordance with the official tariff established in Annex I of Royal Decree 1426/1989. Land Registry fees: Registration with the Land Registry will be charged in accordance with the ?official ?tariff ?established ?in ?Annex I of ?Royal ?Decree 1427/1989. Administrative fees: Where applicable, ?administrative processing ?fees amount ?to ?approximately €500 (VAT included). Estate ?agency ?fees: ?Included ?in ?the ?sale ?price.

Double Glazing	Double Glazing	Ensuite Bathroom
Fitted Wardrobes	Lift	Near Transport
Private Terrace	Storage Room	Utility Room