



R5454898

📍 Torrequebrada

REF# R5454898 485.000 €

BEDS

3

BATHS

2

BUILT

175 m²

In Torrequebrada, one of the most established, sought-after, and exclusive areas of the Costa del Sol, finding a property that combines true spaciousness, ocean views, and a location just 200 meters from the beach is, quite simply, an exceptional find. Properties of this type and size represent a highly sought-after market opportunity.

We are exclusively presenting this property with a total built area of 175 m², according to the land registry, designed for those who appreciate the spacious architecture of yesteryear and the comfort of a first-class residential setting where some of the top dining options during the summer season come together.

As soon as you enter through the foyer, you'll find a separate kitchen that also features a practical utility room—ideal for maintaining order and daily efficiency—and a large, stately, and bright living-dining room, the kind with genuine square meters where the layout flows freely without feeling cramped. The heart of the home, perfect for sharing and celebrating. From here, you step out onto a private terrace with ocean views, designed for daily enjoyment—perfect for breakfast al fresco or relaxing at sunset while gazing at the blue horizon. The property is rounded out by the sleeping area, which features three spacious and well-ventilated bedrooms. The master bedroom includes an en-suite bathroom for maximum privacy. The home also has a second full bathroom to serve the family or guests.

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But that's not all. Located within a gated community that guarantees peace and privacy, it offers common areas, gardens, and two community pools for adults and children, two parking spaces, and a handy, large-capacity storage room.

The area is complemented by access to hospitals, schools, parks, supermarkets, public transportation, and a golf course—all just a few minutes' walk away or a 5-minute drive.

In compliance with the disclosure requirements set forth in Law 10/2025 of December 28 on customer service and transparency, as well as current industry regulations, it is hereby stated that the indicated price does not include the costs and taxes associated with the purchase, which are broken down as follows:

Property Transfer Tax (ITP): The tax rate in effect in the Autonomous Community of Andalusia will apply (generally 7% (€33,950.00)), without prejudice to reduced rates of 3.5%, 1.2%, or 1% applicable depending on the buyer's personal circumstances or the property's characteristics. The tax is calculated based on the Cadastral Reference Value or the sale price, whichever is higher

Notary Fees: Notary fees will be calculated in accordance with the official fee schedule set forth in Annex I of Royal Decree 1426/1989, dated November 17, which approves the notarial fee schedule

Registration Fees: Registration in the Property Registry will be billed according to the official fee schedule established in ANNEX I of Royal Decree 1427/1989, dated November 17, which approves the notary fee schedule

Administrative Fees (Agency): Fees for administrative processing, tax settlement, and registry registration amount to [approx. €500.00] € (VAT included)

Seller's Real Estate Agency Fees: included in the list price

Buyer's Real Estate Agency Fees: Not applicable to this agency

For comprehensive information on the ?operation, ?tax ?rates, ?and ?exemptions for ?the Property Transfer ?Tax (ITP) ?in Andalusia, ?please ?visit the official ?website of ?the Andalusian Regional ?Government's ?Tax ?Agency ?at ?the ?following ?link:



