

## Duplex Penthouse for sale in Torremolinos, Costa del Sol

3 Bedrooms | 3 Bathrooms | 111 m<sup>2</sup> Interior | **Garage** Yes  
€ 605 IBI | € 840 Community fees



### Property Description

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.