

Apartment in Torreguadiaro

Reference: R5256001

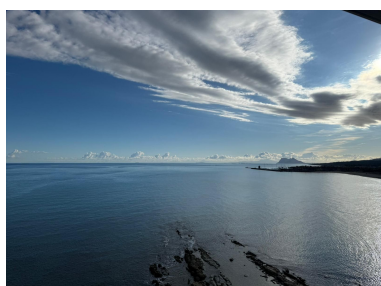


Bedrooms: 2  
Status: Sale

Bathrooms: 1  
Property Type: Apartment

M<sup>2</sup>: 113  
Parking places: by request

Price: 410,000 €  
Printing day : 8th April 2026





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Overview: The Elusive Large Towers Apartment The towers in Torreguadiaro are unique. It's impossible to be so close to the sea with these panoramic sea views in a buzzing village, at this price point. "Ley de Costa" governs that such properties can no longer be built. And if a developer does find a plot, the cost is high, which means the end user pays a huge premium. This Type C Apartment (the larger types) has been reconfigured to be a large 2 bedroom, 1 bathroom. (Circa 130m<sup>2</sup> built including covered terraces/common elements). What makes this property impressive are 3 things: 1) the epic sea, Gibraltar, and Africa views; 2) The large open living area leading to the sea view terrace; and 3) The completed "heavy lifting" in terms of refurbishment ie windows all new, walls moved, and bathroom - all done. The property is cheap to run with community fees of 125/month and IBI a nominal amount of circa 184/year! Note the community have installed a new lift system throughout with 2 years paid and new owner to pay 60/month for next 2 years. There is an option to buy a much coveted covered parking space for 30,000€ To be able to live so close to the sea, with panoramic sea views, walk to 20 restaurants and even the Port of Sotogrande, before 2 hotels come on line, makes this a Paradise for now and a wise investment. \* the property is 133m<sup>2</sup> including allocated common spaces of 20m<sup>2</sup>. The terrace is enclosed so 81m<sup>2</sup>+32m<sup>2</sup> = 113m<sup>2</sup> (see floorplan). The IBI is low due to cadastral not updated to real m<sup>2</sup>, as this was originally bought in the 80s, so buyer can address should they wish. These properties also do not have an LPO. These are the peculiarities of buying in Torreguadiaro.

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Features:

Close to beach, None, Town, Sea views, Lift, None, Parking, Holiday Home, Resale