



# Ground Floor Studio for sale in La Carihuela, Torremolinos

195,000 €

Reference: R5192212 Bedrooms: 1 Bathrooms: 1 Build Size: 54m<sup>2</sup>





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## Costa del Sol, La Carihuela

### SECOND LINE BEACH , CARIHUELA!!!!

Renovated studio for sale in La Carihuela, Torremolinos, just 200 meters from the beach and next to the Pez Espada roundabout.

The property has been completely renovated and is in excellent condition. It is sold semi-furnished, exactly as shown in the photos. It features air conditioning and all installations are brand new.

The change of use has been approved and submitted, making it ready to move into or to be used for either tourist or residential rentals.

It has its own independent street-level entrance with a reinforced security door, complying with the new regulations for tourist rentals. The property is fully exterior, very bright, and well ventilated.

In addition, the structure is already prepared to build a second floor if desired, with a space ready to install a staircase and convert it into a duplex, offering great potential for expansion and added value.

Located in one of the most sought-after areas of Torremolinos, close to all services, shops, and with excellent transport connections. Ideal as an investment or first home.

Book a visit and come see it.

In compliance with Decree 218/2005 of 11 October of the Regional Government of Andalusia, we inform you that the Property Transfer Tax (ITP) and the Notary and Land Registry fees, as regulated by official tariffs, are not included in the price.

The real estate agency fees ARE INCLUDED in the price.



## Features:

### Features

Near Transport

Double Glazing

### Setting

Commercial Area

Beachside

Close To Sea

Close To Shops

Close To Town

### Kitchen

Fully Fitted

### Orientation

South

West

### Condition

Excellent

Recently Renovated

### Climate Control

Air Conditioning

### Furniture

Part Furnished

### Category

Investment

Cheap