



# Top Floor Apartment for sale in Torreguardiario, San Roque

246,000 €

Reference: R5254012 Bedrooms: 1 Bathrooms: 1 Build Size: 51m<sup>2</sup> Terrace: 61m<sup>2</sup>





---

## Costa de la Luz, Torreguadiaro

This charming one-bedroom apartment is located in Torreguadiaro, just moments from the beach, the marina and the relaxed lifestyle the area is so well known for. With a total built area of 50.06 m<sup>2</sup> and an exceptional amount of outdoor space, the property offers a wonderful balance between indoor comfort and outdoor living

The apartment features a bright living area that opens onto generous terraces, including an open terrace of 26.05 m<sup>2</sup> and a spacious covered terrace of 35 m<sup>2</sup>, both enjoying lovely open views and creating the perfect setting for dining, relaxing or entertaining throughout the year. The bedroom is well proportioned and the layout makes excellent use of the interior space, ideal as a main residence, holiday home or investment

The community is well maintained and offers communal gardens and a swimming pool, with low running costs of approximately €58 per month. The property also benefits from exterior parking within a secure area, available for around €30 per month

Set within easy walking distance of Torreguadiaro's beach, restaurants and cafés, and just minutes from Sotogrande, this is a fantastic opportunity to own a low-maintenance home with generous terraces in one of the most charming coastal villages in the area



## Features:

### Features

Covered Terrace  
Near Transport  
Fitted Wardrobes

### Views

Sea  
Mountain  
Port

### Pool

Communal

### Garden

Communal

### Orientation

South  
South West

### Setting

Beachside  
Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Optional

### Parking

Private

### Climate Control

Air Conditioning

### Condition

Good

### Kitchen

Fully Fitted

### Category

Holiday Homes  
Bargain  
Beachfront  
Cheap  
Resale