



# Top Floor Apartment for sale in Torreguadiaro, 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:

|                  |                    |                        |
|------------------|--------------------|------------------------|
| <b>Features</b>  | <b>Orientation</b> | <b>Climate Control</b> |
| Covered Terrace  | South              | Air Conditioning       |
| Near Transport   | South West         |                        |
| Fitted Wardrobes |                    |                        |
| <b>Views</b>     | <b>Setting</b>     | <b>Condition</b>       |
| Sea              | Beachside          | Good                   |
| Mountain         | Close To Golf      |                        |
| Port             | Close To Port      |                        |
|                  | Close To Sea       |                        |
|                  | Close To Shops     |                        |
|                  | Close To Town      |                        |
|                  | Close To Schools   |                        |
|                  | Close To Marina    |                        |
| <b>Pool</b>      | <b>Furniture</b>   | <b>Kitchen</b>         |
| Communal         | Optional           | Fully Fitted           |
| <b>Garden</b>    | <b>Parking</b>     | <b>Category</b>        |
| Communal         | Private            | Holiday Homes          |
|                  |                    | Bargain                |
|                  |                    | Beachfront             |
|                  |                    | Cheap                  |
|                  |                    | Resale                 |