



## Torrox - Apartment



VIVIENDA DE 105,50 m<sup>2</sup> CON COCINA AMUEBLADA  
Y AIRE ACONDICIONADO POR CONDUCTOS POR  
**149.500 € + IVA**



**AG**  
ARQUITECTOS

La información contenida en este documento es de carácter informativo y carece de validez contractual. Las superficies expresadas en el plano son aproximadas y pueden experimentar leves modificaciones por motivos de índole técnica. El amueblamiento no está incluido.

### EDIFICIO ALB

#### VIVIENDA BAJO A

Promotor: ARGESCON SUR S.L.  
Arquitectos: ANTONIO GARRIDO F  
RAFAEL REDONDO A

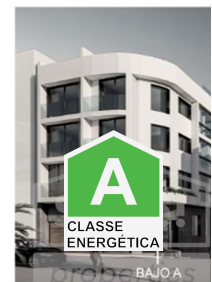
Situación: CARRETERA DE ALME  
LOS LLANOS, TORROX

#### Descripción:

La vivienda se encuentra en planta baja roeste y acceso independiente al vial público de plaza de garaje privada. Consta de 3 distribuidor y salón-comedor-cocina.



DEPENDENCIA	SUP. UTIL	S
SALÓN-COMEDOR-COCINA	32,80 m <sup>2</sup>	
DISTRIBUIDOR	3,40 m <sup>2</sup>	
DORMITORIO 1	13,40 m <sup>2</sup>	
DORMITORIO 2	12,40 m <sup>2</sup>	
DORMITORIO 3	18,10 m <sup>2</sup>	
BANO 1	3,80 m <sup>2</sup>	
BANO 2	3,70 m <sup>2</sup>	
<b>SUPERFICIE TOTAL</b>	<b>79,80 m<sup>2</sup></b>	
<b>SUPERFICIE COMPUTABLE TOTAL</b>		



**3**  
Bedrooms

**2**  
Bathrooms

**94,3**  
Area (m<sup>2</sup>)

**Garage**

**Swimming Pool**

**159 500 €**  
(EUR €)

## Your Apartment on the Costa del Sol is a reality!

The ALBATROS BUILDING residential complex is located in Torrox Costa (Málaga), which has the privilege of having the best climate in Europe, with mild winters and hot summers, and an average annual temperature of 18°C.

It is located on the ground floor, a few meters from the beaches and all services, the apartment is on the ground floor, facing northwest and with independent access from the public road. The price includes private parking space. With furnished American kitchen and ducted air conditioning.

The entrance to the apartment is directly from the private parking space. It consists of 3 bedrooms, 2 bathrooms, distributor and living room-kitchen.

These modern apartments share a communal pool on the roof, with a large terrace to enjoy the view



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Avenida Karat 10, Algarrobo

<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



of the Mediterranean, the sun and the light throughout the year.

This is undoubtedly a safe investment, as the reputation and value of the "Costa del Sol" brand is constantly growing and attracting buyers from all over the world.

Due to high interest, only a few apartments remain available. For more information, please contact us.

#### DISTANCES

- Beach: 50 m
- Bars and Restaurants: 50 m
- Supermarkets: 50 m
- Supermarket: 300m
- Shopping center: 4 km
- Golf: 4km
- Hospital / Medical Center: 3 km

In compliance with Decree 218/2005, of October 11, which approves the Consumer Information Regulation on the sale of homes in Andalusia, the client is informed that the notarial, registry and tax expenses that are applicable ( ITP or VAT + AJD) and other expenses inherent to the sale are not included in the price. The price does include real estate management costs.



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## Property Features

- Heating
- Dishwashing machine
- Fitted wardrobes
- Laminated floor
- Proximity: Beach, Golf course, Shopping, Hospital, Pharmacy, Public Transport, Restaurants
- Built year: 2023
- Private condominium
- Drive way
- Kitchenette
- Lift
- Electric garage gate
- Central location
- Solar orientation: North, West
- Washing machine
- Air conditioning
- Equipped kitchen
- Pool
- Garage
- Floors: Bajo
- Laundry
- Conservatory
- Video entry system
- Double glazing
- Walking distance to beach
- Energetic certification: A
- Balcony



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