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Villa in Montemar,  
Torremolinos

320,000 €

Reference: 436031

SEMI-DETACHED HOUSE WITH SEA VIEWS IN MONTEMAR, with garage €320,000 Total area of 173 m<sup>2</sup> built. Residential area, quiet. (124 m<sup>2</sup> of living space plus 49 m<sup>2</sup> of terrace) Walking distance to Carihuela Beach, 750 meters on foot (small up and down slopes) Close to Carrefour, gas station, a few minutes from the center of Torremolinos

Ground floor (down via spiral staircase): Bedroom with dressing room, bathroom, and small corner designated for a mini kitchen, ideal for renting as a studio. There is a storage room next to the stairs.

First floor: Very spacious living-dining-kitchen area, with laundry and a very cozy 30 m<sup>2</sup> terrace at the back with access from the kitchen, and a 15 m<sup>2</sup> front terrace (at the house entrance) perfect for naps and enjoying the sea views, guest toilet.

Second floor: 2 bedrooms and 1 separate bathroom, built-in wardrobe in the hallway. Master bedroom with balcony with sea views. 39% more buildability is allowed. Age: 40 years Completely renovated 18 years ago (electricity, water, plumbing) Specification: an extension was made and then another extension through a new project obtained with the pertinent license. The kitchen was renovated a year and a half ago.

EXPENSES: Community: None Property tax (IBI): €440 with resident discount (double if not a resident) To reach the main floor of the house, you have to take the stairs. Covered garage with thatched roof (can be converted into a studio for rental).

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Bedrooms: 3

Bathrooms: 3

M<sup>2</sup>: 173

Price: 320,000 €

Status: Sale

Property Type: Villa

Parking places: by request

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