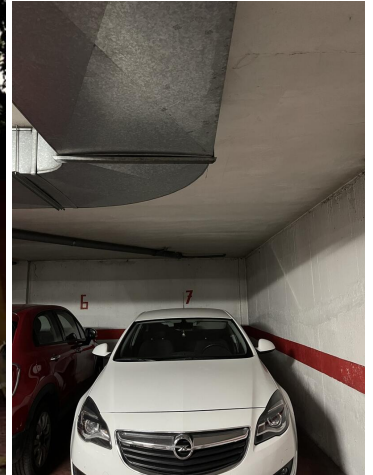



## 3 sovrum Lägenhet till salu i Torrevieja, Alicante

194.000€



**DESCRIPTION** South-facing Penthouse with Terrace, Garage & Storage in the Heart of Torrevieja A fantastic opportunity to acquire a bright and spacious penthouse in one of the most sought-after areas of Torrevieja — the Natural Pools zone Located on the main avenue, Calle Ramón Gallud 141-143, and less than 300 meters from the sea, this property stands out for its unbeatable location, abundant natural light Surrounded by all essential services — supermarkets, restaurants, pharmacies, leisure areas — and just steps from the Natural Pools, the Maritime Promenade, Playa del Cura, and the Marina, this home is ideal as a permanent residence, a holiday getaway, or a high-yield rental investment **Why This Property Stands Out** South orientation, ensuring maximum sunlight and comfort throughout the year Quiet, well-maintained community of owners Total built area of 119 m<sup>2</sup>, including a 15 m<sup>2</sup> south-facing terrace Less than 400 m from the natural pools and seafront Private parking and storage room included **Interior Layout** 3 bedrooms 2 full bathrooms (one en suite) Bright and spacious living/dining room Independent, fully equipped kitchen Fantastic 15 m<sup>2</sup> south-facing terrace, perfect for relaxing, dining outdoors, or enjoying the Mediterranean climate large storage room ideal for bicycles, beach equipment, and personal belongings Access to a communal roof terrace with stunning sea views **Building & Features** 5th floor, exterior Lift Adapted outdoor access for people with reduced mobility Air conditioning **Parking & Storage** Private parking and storage included Option to purchase without the parking space, reducing the price by €5,000 Public parking located directly opposite the building **Annual Costs** Community fees: €61260 per year Property tax (IBI): Apartment: €36528 per year Storage room: €765 per year Garage: €2250 per year

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