






## 2 sovrum Övrig till salu i Torrevieja, Alicante



149.000€



Torrevieja – Beautiful Top-Floor Apartment with Large Private Rooftop Terrace and Sea Views  
 Welcome to a well-maintained and attractive top-floor apartment in the popular area of Calas Blancas, Torrevieja. Here you will find a home with a large private rooftop terrace, an outdoor kitchen, and lovely sea views – perfect for enjoying the Spanish climate all year round. This is an ideal property for those seeking a central location combined with peace and comfort. Location – Central and Vibrant Area The apartment is located in a well-established and sought-after area of Torrevieja, within short distance to the town centre, beaches, and promenade. ✓ Only 1.3 km to Playa del Cura ✓ Approx. 1.5 km to Playa de los Locos ✓ Walking distance to shops, restaurants, and all amenities ✓ Close to the popular Friday market ✓ A lively area all year round In the immediate area, you will find cosy restaurants and bars, the Scandinavian shop Scandigo, and popular meeting spots such as Bar Carlos with live music. Here you live in a ■■■■ and sheltered environment, while still being close to both city life and the beach. The Property The apartment has a built area of approx. 56 m<sup>2</sup> and is well maintained and ready to move into. Entrance / hallway Open-plan living and dining area Functional kitchen 2 spacious bedrooms with fitted wardrobes 1 bathroom Terrace accessed from the living room From the hallway, a staircase leads up to the property's large private rooftop terrace, covering the entire apartment. Rooftop Terrace Here you can enjoy: Beautiful views of the sea and surrounding area Private outdoor kitchen Plenty of space for seating areas and sun loungers This is the perfect space for both relaxation and social gatherings. Features Sold furnished White goods included Air conditioning Well maintained Financial Information Price: €149,000 + costs When purchasing a resale property in this region, approximately 10% transfer tax (ITP) must be expected (from June 1st: 9%). In addition, there are variable costs such as: Notary fees Land Registry fees New utility contracts (water and electricity) Possible administrative costs These are normally estimated at approx. €2,000 – €4,000, depending on the property. Annual Costs Property tax (IBI): approx. €168 per year Community fees: approx. €500 per year Key Information 2 bedrooms 1 bathroom Rooftop terrace Outdoor kitchen Sea views Air conditioning Furnished Year built: 1999 Energy rating: E/G Summary A move in ready top floor apartment with a large rooftop terrace and sea views

-  2 sovrum
-  Solarium
-  Fully furnished

-  1 badrum
-  Aircondition, Split system

-  Simbassäng
-  Pool, Communal