



## **Seaview and only 75 meters to the beach!!! Apartment for sale in Torrecilla (Nerja)**



### **Description**

Exclusive sale with España Estates! Bright and fresh apartment located in the quiet urbanisation Nerja Medina, a stone's throw to the popular beach Playa Torrecilla. The residence is in excellent condition and has been renovated and continuously improved over the years, see detailed list below. There are restaurants and shops just around the corner as well as a beautiful beach promenade. Balcón de Europa, the famous viewpoint in the centre is the heart of Nerja, is reached within a 10-minute walk.

When you enter the apartment, you are greeted by a homely feeling. In the cosy entrance there is good storage for many shoes. It has an open floor plan to the modern kitchen in black and white design with silver accents. In the living room there is space for a sofa with chaise longue and a dining table. Outside there is a balcony overlooking a nice garden with palm trees and there are also views of the sea and the mountains. The balcony faces east with morning sun in winter and sun until after lunch in the summer. On the balcony there is space for a dining group for 4 persons. The residence has 2 bedrooms, both with space for double beds. The master bedroom is larger and has a built-in closet with plenty of storage space. Between the bedrooms there is a small hallway and a bathroom with white marble details in the shower and above the sink cabinet. The building is modern and there is an elevator and ramps for easy access.

The high ceiling height gives a spacious feel and together with the white mouldings and dark wooden details a luxurious and elegant impression. A/C and heat are distributed via a built-in system with channels to each room. The system is quiet and efficient and is controlled via a control panel in the living room. The outdoor heat pump unit is placed on the roof of the building, so there is no noise on the balcony which is common in Spain. For maximum security, alarm systems with the latest technology from Securitas Direct are installed and also a safety box. High speed internet via fibre optics. Dimmer for the lighting in the living room and electric shutter. Manual shutters in the bedrooms. Parking is available free of charge on the streets of this area, and there are also public parking spaces nearby. Under the building there is a shared garage with elevator to the apartments, and there is possibilities to rent or buy a private parking space separately.

Since two years, the apartment is used for permanent living, but previously it was used as a holiday home and for vacational rent, which is a good investment because the location is great, beach close and the apartment has a history with 90% occupancy, which is above the average. The building has all the documents needed to apply for a rental license for short-term rentals that is needed.

#### List of improvements:

2020: During the fall the walls and ceilings were painted. A new ceramic hob (Lett) and forced air oven (Balay), and a security system from Securitas Direct were installed.

2019: The wall between the kitchen and the hall was removed. New kitchen flooring. LED spotlights in the kitchen. More sockets were installed

in the kitchen, and in the small bedroom.

2018: Kitchen renovation. New water heater (electric), new refrigerator / freezer (Balay), new fronts on cabinets and drawers and a new water tap.

2017: High-speed fibre optic Internet installed.

2015: Renovation of living room and balcony. A built-in balcony with beautiful views was previously used as a dining room and was transformed to a balcony. New specially designed sliding doors were installed, with additional height and width, and with insulated frames and electric shutters. The balcony floor has moisture protection underneath and the walls were waterproofed. Outdoor covered sockets were installed, as well as lighting with wall lamps. Dimmer was installed in the living room and a shoe storage system in the hall. New safety box with code.

2014: New washing machine (Bosch). The antenna system for TV was re-wired.

10 years ago: Previous owners renovated the bathroom, living room flooring and hallways, as well as upgraded with modern 2-glass windows with insulated frames.

# Features

## General

- 2<sup>a</sup> floor
- 3 Floors
- Lift
- 1 Living room
- 2 Bedrooms
- 1 Bathroom
- 1 Toilet
- Built-in wardrobe
- 1 Terrace (6 m<sup>2</sup>)

## Surfaces

- Built: 76 m<sup>2</sup>
- Useful: 57 m<sup>2</sup>

## Status

- Year of construction: **1999**
- Excellent conservation

## Supplies

- Water
- Electricity

## Equipment

- Furnished
- Separate kitchen
- Home appliances
- Individual hot water
- Central heating
- Central air conditioner
- Telephone
- Wifi
- Intercom

## Qualities

- Ceramic flooring
- Double glazing
- Wood carpentry

## Security

- Intruder alarm
- Fire alarm
- Surveillance service

## Location

- Urban area
- Exterior
- 2nd Line to the beach
- East orientation
- Seaviews

## Close to

- Schools
- Hospitals
- Shopping centers
- Restaurants
- Leisure
- Sports areas
- Golf courses
- Green spaces

## Communications

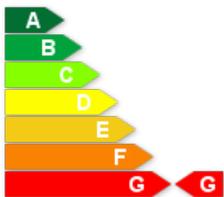
- Bus
- Airport (45 min.)

# Price

275.000 €

- 3,618 €/m<sup>2</sup>
- Council Tax 225 €/Year
- Community charges 26 €/Month

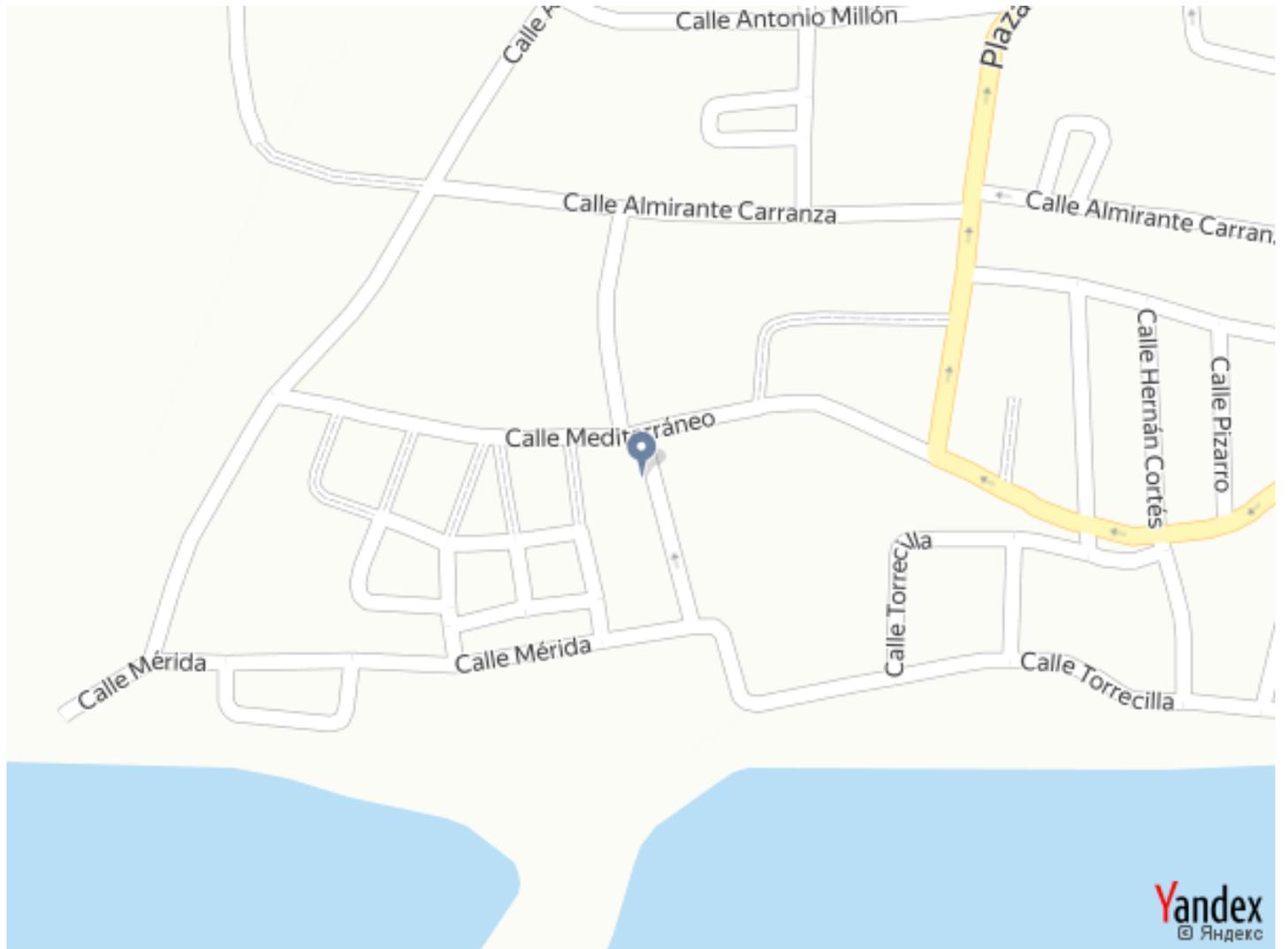
# Energy rating



G

## Situation and surroundings

Nerja Medina. 29780, Torrecilla, Nerja (Málaga)



## **Anna-Lena Roshag**

+34 691 536 146

[anna@espanaestates.com](mailto:anna@espanaestates.com)

<http://www.espanaestates.com>