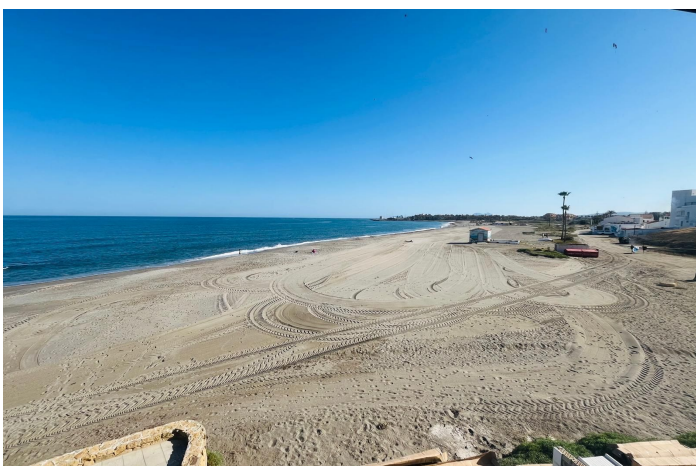


# Tussenverdieping Appartement te koop in Torreguardiario, San Roque

265.000 €

Referentie: R4713418 Slaapkamers: 2 Badkamers: 1 Perceelgrootte: 65m<sup>2</sup>





## Costa de la Luz, Torreguadiaro

It is incredibly rare that a frontline beach property in Torreguadiaro comes to market. If you understand Torreguadiaro, you would understand why now is the time to invest here.

Torreguadiaro is the gastronomic route of San Roque municipality with more than 20 great restaurants. In fact people come from all the surrounding areas come to dine here. Furthermore it is self contained with a supermarket, butchers, Pharmacy. What is more, we have one of the nicest beaches in the area, and you can walk easily to the port of Sotogrande. With a new 4 star hotel coming and a brand new development of villas, where the plot itself was sold for €100m, you can understand that the smart money is investing here. However, Torreguadiaro will always remain a lovely Spanish seaside pueblo with no major road running through it, with a wonderful community.

The property itself is a prime example of a rare unique asset - frontline beach, pure south orientation, and unobstructed sea views where you can hear the waves. Due to "Ley de Costa" (Coastal Laws), properties this close to the sea can never be built again. When you understand that, you understand scarcity.

There are 2 bedrooms, 1 bathroom, a large kitchen, and a full sea view salon. One flight of stairs to go up. It is a corner so there is natural light and ventilation in each room. As a rental investment, you are practically guaranteed to be fully booked every summer commanding approx 1000/week in gross income. We have also seen amazing examples of these properties opened out to create truly special properties.

It is simple. You either see it or you don't. We have many customers who regret not buying in Torreguadiaro, given the future trajectory and unique location. Hopefully, this won't be you.

## Kenmerken:

### Extra's

Nabij transport

Gemonteerde kasten

### Ligging

Strand

Dicht bij de poort

Dicht bij winkels

Dicht bij de stad

Dicht bij scholen

Aan het strand

Dicht bij jachthaven

Frontlinie strandcomplex

### Keuken

Volledig passend

### Categorie

Vakantiehuizen

Investering

Aan het strand

Wederverkoop

### Zonorientatie

Zuiden

### Huidige Staat

Goed

### Parkeergelegenheid

Straat

### Uitzicht

Zee

Strand

### Meubilering

Volledig ingericht

### Voorzieningen

Elektriciteit

Gas