

# Apartment in La Carihuela – 2 bedrooms – 2 baths

|          |   |           |   |              |       |          |      |
|----------|---|-----------|---|--------------|-------|----------|------|
| Bedrooms | 2 | Bathrooms | 2 | Built        | 168m2 | Terrace  | 50m2 |
| R5436226 |   | property  |   | La Carihuela |       | 790.000€ |      |

Exclusive penthouse with a tourist licence, just a 1-minute walk from La Carihuela beach. Penthouse for sale in La Carihuela, Torremolinos, in an exceptional location just a 1-minute walk from the beach and surrounded by all the amenities needed to enjoy the Costa del Sol in comfort. A particularly attractive property both as a second home and as an investment, thanks to its active tourist licence and its potential to generate a monthly income of around €50,000, according to the information provided. The residential complex offers the utmost in comfort thanks to its communal swimming pool and gardens, from which there is a pedestrian access leading to the seafront promenade. The penthouse has a floor area of 132.30 m², comprising 2 double bedrooms and 2 bathrooms, one of which is en suite. Situated on the third floor and facing south-east, it enjoys plenty of natural light, partial sea views and a wonderful sense of space. Its terrace, measuring approximately 50 m², is one of the property's standout features: a spacious, versatile area that can be enjoyed all year round. Half of the terrace is covered and enclosed by Lumon glass curtains, allowing it to be used as a natural extension of the home throughout the different seasons, whilst the other half is completely open. The property was refurbished in 2010 and is in good condition, featuring central air conditioning, a fireplace and a parking space included. The residential complex also boasts a communal swimming pool and garden, offering convenience and added value in one of the most sought-after areas of Torremolinos. La Carihuela is one of the most renowned areas on the Costa del Sol, prized for its seafront promenade, Mediterranean atmosphere, culinary offerings and its close proximity to the sea. Just a short walk from the property are restaurants, shops, amenities, transport links and leisure facilities, which enhance its appeal both for owner-occupation and for holiday rentals. A property offering a prime location, a terrace and excellent potential for returns, designed for those seeking to enjoy the sea whilst also owning a solid property investment in Torremolinos. In accordance with Law 10/2025 of 28 December on customer service and transparency, please note that the price quoted does not include the costs and taxes associated with the sale, which are detailed below: Property Transfer Tax (ITP): The standard rate for the Autonomous Community of Andalusia applies (usually 7%, calculated on the higher of the Cadastral Reference Value or the sale price). Reduced rates (3.5%, 1.2% or 1%) may apply depending on the circumstances of the buyer or the property. Further information is available on the website of the Tax Agency of the Regional Government of Andalusia. Notary fees: Notary fees will be calculated in accordance with the official scale set out in Annex I of Royal Decree 1426/1989 of 17 November, which approves the notarial fee scale. Registration Fees: Registration in the Land Registry will be invoiced in accordance with the official scale set out in Annex I of Royal Decree 1427/1989. Administrative Agency Fees: Fees for administrative processing that cannot be calculated in advance for objective reasons. Agency Fees: The seller's agency fees are included in the RRP. Fees may apply to the buyer only if they have independently engaged a Property Personal Shopper (PSI) service, which are not linked to the purchase price.