



## APARTMÁN VE STŘEDNÍM PÁSE 2 LOŽNICE

📍 Torreguadiaro

**REF# R4713418 – 265.000€**

IBI

198 €/YEAR

Community

552 €/YEAR



2

Ložnice



1

Koupelny



65 m<sup>2</sup>

Built

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.

