



## PENTHOUSE IN TORROX COSTA

29793 Torrox Costa, Málaga, España

**484.000 €**



Jesús Osborne

Promotions Manager

[promociones@fortunyhogaresunicos.com](mailto:promociones@fortunyhogaresunicos.com)

<https://www.fortunyhogaresunicos.com/en//ref/P1036V>

+34 620 90 94 15

+34 951 43 50 90

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**The essentials**

**Area:** 109 m<sup>2</sup>

**Bedrooms:** 2 beds

**Floors:** 2 floors

**Storage room:** 1

**Status:** A estrenar, Brand New, Excellent

**ID property:** P1036V

**Lot size:** 87 m<sup>2</sup>

**Bathrooms:** 3 baths

**Garage:** 1

**CEE:** En Trámite

**Category:** New Builds, Penthouse

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## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Community garden, Community pool, Double glazed windows, Elevator, Furnished kitchen, Kitchen equipped with appliances, Parking, Porcelain tile floor, Security door, Solarium, Storage room, Terrace, Unfurnished

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Fortuny Hogares Únicos presents this modern penthouse, an ideal home for those looking to live in a quiet and well-established area, just 50 meters from the beach with all amenities within reach.

## Location

With a privileged location in Torrox Costa, the property is just 50 meters from the beach, offering unbeatable access to the sea and the promenade. It's fully consolidated surroundings with a wide range of services: shops, supermarkets, restaurants, and leisure options, as well as good transport connections.

## Layout

The penthouse, with a southwest orientation, consists of a 109 sqm built area, 87 sqm of usable space, and a 22 sqm covered terrace, a 5 sqm uncovered terrace, and a 40 sqm solarium. It is distributed in an entrance hall, a spacious and bright living-dining room with access to the main terrace, a fully furnished open-plan kitchen, a distributor hallway, two bedrooms with built-in wardrobes and access to the terrace. Additionally, the master bedroom has an en-suite bathroom. A second full bathroom serves the other rooms. The solarium is distributed in a distributor hallway, a laundry area, a small room/structure (casetón), a full bathroom, and a large terrace.

## Qualities

The apartment has excellent qualities. Highlights include a reinforced front door, white lacquered interior doors, modular wardrobes with a linen-melamine finish, and first-quality porcelain stoneware floors. Air conditioning is provided by a hot and cold ducted heat pump, and domestic hot water (DHW) production through an aerothermal system; a thermal and acoustic insulation following the highest quality standards. The kitchen is fully furnished and equipped with first-quality appliances: oven, induction hob, extractor hood, microwave, refrigerator, dishwasher, and washing machine.

## Communal Areas

The property is located in a completely closed and fenced residential complex. With artificial grass and a large, sunny communal pool with saline chlorination. The building has an elevator. A parking space with pre-installation for electric vehicle charging and a storage room are included in the price.

## Regulations

Energy certificates in process. In compliance with the Decree of the Junta de Andalucía 218/2005 of October 11, consumers are informed that the indicated price does not include the expenses derived from the sale of the property, according to current laws (ITP, notary fees, and, in the case of new construction, VAT tax).

## Contact Us

For more information, do not hesitate to contact us. We will be happy to help you.

