



## NEW BUILD TERRACED HOUSE IN TORROX

Urb. Castillo de Lagos, 29760 Vélez-Málaga, Málaga, España

# 415.000 €



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### The essentials

**Area:** 130 m<sup>2</sup>  
**Bedrooms:** 3 beds  
**Toilets:** 1 half baths  
**Garage:** 1  
**Status:** A estrenar, Brand New, Excellent  
**ID property:** P1053V

**Lot size:** 103 m<sup>2</sup>  
**Bathrooms:** 2 baths  
**Floors:** 2 floors  
**CEE:** A  
**Category:** New Builds, Terraced House

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## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Community garden, Community pool, Double glazed windows, Furnished kitchen, Kitchen equipped with appliances, Parking, Private Garden, Sea view, Security door, Terrace

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Comfortable, functional, and bright terraced house with sea views in Lagos, Torrox

Fortuny Hogares Únicos presents this beautiful terraced house located on a natural balcony with spectacular sea views, in a quiet environment that is well-connected to established towns and various beaches.

### Location

The terraced house is located in the Castillo de Lagos urbanisation, in the Lagos area of Torrox. The surroundings offer a wide range of services, including supermarkets, shops, health centres, schools, and a varied culinary scene.

### Layout

The property house has a southeast orientation, a built area of 130 m<sup>2</sup> and a usable area of 103 m<sup>2</sup>, a 59 m<sup>2</sup> terrace, and a large 52 m<sup>2</sup> garden. It is distributed over two floors:

#### Ground floor

It is distributed into an entrance hall, a hallway, and three bedrooms with built-in wardrobes. The master bedroom has an en-suite bathroom. One of the bedrooms has access to an open terrace and the garden. A second full bathroom serves the other rooms. A staircase provides access to the first floor.

#### First floor

It is distributed into a spacious and bright living-dining room, a fully furnished American-style kitchen, a laundry room, and a guest toilet. The main terrace and the house's garden are accessed from the living room, ideal for enjoying the Mediterranean climate all year round.

### Qualities

The house is built with top-quality materials. We highlight the armoured entrance door with a security lock, porcelain stoneware floors, and windows with thermo-acoustic double glazing for optimal insulation. The climate control, for both hot water and hot-cold air ducts, is provided by Aerotermia. The kitchen is furnished and equipped with appliances: an induction hob, extractor hood, oven, refrigerator, and dishwasher.

### Common Areas

The residential community offers landscaped common areas with a communal swimming pool and an outdoor parking space.

### Regulations

Energy certification: "A". In compliance with the RD 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, the VAT tax).

### Contact Us

For more information about this semi-detached house, do not hesitate to contact us. We will be happy to assist you.

