



## Vélez-Málaga - Townhouse / Semi-detached



2  
Bedrooms

2  
Bathrooms

104  
Area (m<sup>2</sup>)

**375 000 €**  
(EUR €)

### Charming townhouse near the beach in Torre Del Mar with tourist license!

Completely renovated three-storey townhouse with active tourist license, located in a highly demanded area by the sea in Torre del Mar, available 375.000 €.

▮ Could this be your beach house ▮ Or your rental business on the Costa del Sol?

▮ Active rental license. Minimum annual gross profit of €46,000 based on minimum occupancy (All reserve accounts will be transferred free of charge if desired).

▮ Accommodation:

▮ 2 large bedrooms + 1 spacious bathroom + 1 extra toilet.



**Cheby Valle**

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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



TRMAR-V2-LK

Reference

Scan the QR code to view the property



- ▣ Total surface area: 140 m<sup>2</sup> (including terrace).
- ▣ Roof terrace of 40 m<sup>2</sup> with sea views.
- ▣ Fully furnished and ready to move in ▣ (Furniture included in the price).

**Distribution:**

▣ **Ground floor:**

- ▣ Open plan living and dining spaces, connected to a fully equipped and new kitchen (Kitchenware included).
- ▣ Spacious family bathroom and a storage/laundry area under the stairs.

▣ **First floor:**

- ▣ 2 spacious double bedrooms (1 set of bed included).
- ▣ Additional toilet on the second floor.

▣ **Roof terrace:**

- ▣ Large terrace with sea views.
- ▣ Electricity and water connection for convenience.
- ▣ Possibility to build a mezzanine to get a panoramic sea view.

**Qualities and extras:**

- ▣ PVC windows with double glazing and shutters.
- ▣ Energy efficient LED lighting.
- ▣ New +A water heater and renovated plumbing system throughout the house.
- ▣ Completely new electrical installation
- ▣ High speed fiber optic internet and Wi-Fi.
- ▣ Free parking at the door all year round.

**Full property description:**

This charming three-storey beachside house has a total living area of 140 m<sup>2</sup> (including roof terrace) and is distributed as follows:

▣ **Ground floor:** street level entrance leading to a bright open concept living and dining room, connected to a brand new and fully equipped kitchen. This space is cozy and airy. You will also find a spacious family bathroom and a handy storage space under the stairs.

▣ **First floor:** hallway giving access to two large double bedrooms and an additional toilet.

▣ **40 m<sup>2</sup> roof terrace:** a must-have feature with water and electricity connection, ideal for gatherings, enjoying the sun or any other use - the possibilities are endless!

▣ Active tourist rental license to immediately start a vacation rental business.

In compliance with the decree of the Junta de Andalucía 218-2005 dated October 11, customers are informed that notarial, registration, and ITP (Transfer Tax) expenses are not included in the price.



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## Property Features

- Terrace
- Drive way
- Parking space
- Balcony (m2): 40
- Floors: 3
- Views: Sea views
- Rental licence



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