



**Property type :** Apartment  
**Location :** Torreguadiaro  
**Bedrooms :** 2  
**Bathrooms :** 1

**Swimming pool :** No  
**Orientation :** South  
**Views :** Sea views

**House area :** 75 m<sup>2</sup>

- ✓ Close to beach
- ✓ Fitted wardrobes
- ✓ Lift
- ✓ Close to sea
- ✓ Walking distance beach
- ✓ Terrace
- ✓ WiFi
- ✓ Satellite dish

Outrageous Sea Views with Parking too!

We are delighted to offer this beautiful sea view apartment on the 10th floor of Torre Patricia in Torreguadiaro - the seaside village with a bright future.

The property itself is 75m2 built including a covered/glassed terrace with panoramic sea, Gibraltar and Morocco views. There are 2 bedrooms & 1 refurbished bathroom and an already opened out kitchen where you can see directly out to sea whilst cooking.

If you understand Torreguadiaro, and scarcity, you will understand that properties this close to the beach can not be built again under the Spanish "Ley de Costa" (Coastal Law), you will also know that Torreguadiaro is one of a very few seaside towns where the A-7 is directed around the back, making it a quiet seaside town with no major road running through it, only a small service road. Furthermore, it has 20 wonderful restaurants and is officially known as the "Gastronomic Route of San Roque". With the property having a private access to one of the best beaches in the area, as well as being walking distance to the port of Sotogrande, this is all about a very coveted location.

Parking in Torreguadiaro can be difficult, however this property comes with its own covered parking space inside the gated development that are very much in demand. It is refurbished and has pre-installation for electricity in case you opt for an EV or Hybrid car.

Opportunities like this to invest in what is one of the most in demand areas along the Western part of the Costa del Sol, with sea views, and consistent holiday rentals makes this an investor's dream, a dream holiday home or permanent home for someone with a small family that just has to be in Torreguadiaro.



