

Molino Property

Reference number: **MP1076**



€ 139,000

Bedrooms: 1

Bathrooms: 2

Size: 86 m2

Apartment in La Nogalera, Torremolinos



Perfectly maintained apartment in the centre of town

The apartment we have for sale is a perfectly maintained 1 bedroom, 2 bathroom apartment on the 6th floor of the popular La Nogalera apartment complex. Living here you will have everything you need at walking distance – from shops and restaurants to the beach and swimming pools. The underground train station is just a hundred meters away and takes you to Málaga and the airport within minutes •



Property features

- ✓ **Property type:** apartment (6th floor)
- ✓ **Bedrooms:** 1
- ✓ **Bathrooms:** 2
- ✓ **Built size:** 86 m²
- ✓ **Garden/plot size:** 0 m²
- ✓ **Outside space:** terrace
- ✓ **Year of construction:** 1965
- ✓ **Number of floors:** 1
- ✓ **State:** good



Pending



Views of the sea, the swimming pools and the central town square

- ✓ Three communal swimming pools (one of which is for children)
- ✓ Open plan kitchen (dishwasher, refrigerator, oven/microwave)
- ✓ Ensuite bathroom with shower, sink, toilet, washing machine connection
- ✓ Second bathroom with shower, sink and toilet
- ✓ Terrace with patio heater
- ✓ Storage area of about 4 square meters
- ✓ Energy saving (inverter) air conditioner system
- ✓ The building has recently been renovated
- ✓ Electrical wiring in the apartment has recently been updated
- ✓ Three lifts
- ✓ Landscaped gardens
- ✓ 24/7 security
- ✓ Pool bar/restaurant open during the summer months





Monthly costs

- ✓ **IBI (property tax):** € 38
- ✓ **Basura (garbage disposal):** € 27
- ✓ **Comunidad (service charges):** € 190
- ✓ **Insurance:** € 15*

* This is an indication and may vary depending on insurance cover and company.



Current owners

The current owners have enjoyed living in this apartment for almost 10 years. The couple first used it as a holiday home and enjoyed it so much they stayed there for longer periods each year.

They now feel it's time for a change and have decided to move to Málaga. If required they can move out on short notice. However, they are not in a rush to sell as they still enjoy living in Torremolinos as well •



Location

The apartment is located in the centre of Torremolinos, just steps away from the main square, shopping streets, a taxi stand and the train station. A perfect location if you don't want to use a car and want to be at the beach (walking) – or Málaga and the airport (train) within minutes •

Possibilities for improvement

The apartment is well maintained but if you are looking for ways to improve it, you could renovate the second bathroom and make it more contemporary. Apart from that a second bedroom can easily be created by constructing a (removable partition) wall in the living room •



Living room









Bathrooms





Terrace





Communal pools





**2.5 % goes
to charity**

We feel we should give something back to our community. That is why we offer a 'home for a home'. If you purchase this property via us 2.5% of our commission (which is paid by the vendor of the property) goes to a local children's or animal charity in the province of Málaga. Not to a large, faceless organization but to small initiatives which make sure our contribution is well spent •

**For more information go to
www.molinoproperty.com/support-a-good-cause**

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