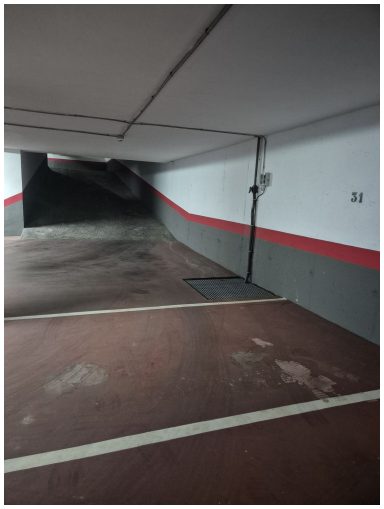
Commercial in Torremolinos

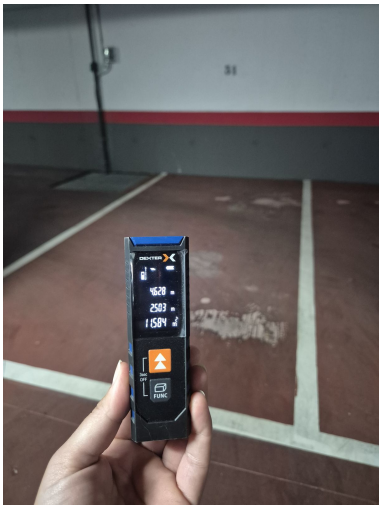
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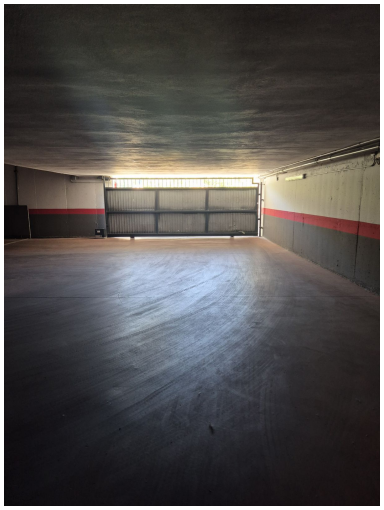


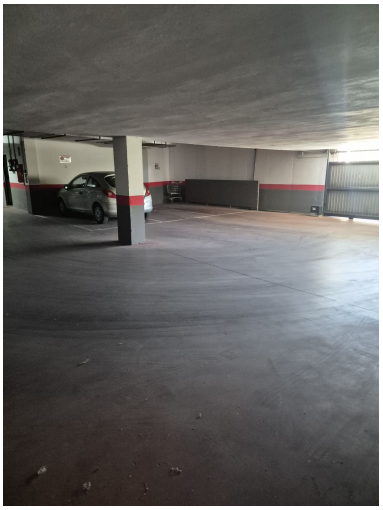
Bedrooms: by request	Bathrooms: by request	M² Build size: 15	Price: 16,000 €
Status: Sale	Property Type: Commercial	Parking places: by request	M² Plot Size:


31


31


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1584
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Overview:

Luxury Realty is proud to present an exceptional offering designed to complement the discerning lifestyle of residents and visitors alike in one of Southern Spain's most coveted destinations. This isn't merely a parking space; it's a strategic asset, a comfort-enhancing investment, and a testament to intelligent acquisition in a vibrant, high-demand locale. Discover this meticulously presented 30 m² parking space, ideally situated within the esteemed Residencial El Pilar building in the picturesque La Colina area of Torremolinos.

Torremolinos, a jewel on Spain's illustrious Costa del Sol, embodies quintessential Andalusian charm fused with modern amenities. Nestled in the sun-drenched region of Southern Spain, this renowned municipality is celebrated for its glorious sandy beaches, world-class golf courses, a bustling gastronomic scene, and an exciting nightlife. Its strategic location offers effortless access to Malaga International Airport, the cultural richness of Malaga city, and the exclusive marina of Benalmádena. Within Torremolinos, La Colina stands out as a desirable residential enclave, known for its tranquil ambiance yet excellent connectivity, making it a prime spot for both permanent residency and holiday retreats. The persistent challenge of securing convenient, secure parking in such a sought-after area significantly elevates the value and desirability of this particular offering.

This generously proportioned parking space, boasting a remarkable 30 square meters, provides far more than standard vehicle accommodation. Located on basement level -2, it benefits from optimal protection against the elements, ensuring your vehicle remains in pristine condition, shielded from the intense Spanish sun and adverse weather. The substantial dimensions of this space make it exceptionally versatile and user-friendly. Unlike cramped alternatives, this expansive area allows for effortless maneuvering, even with larger vehicles, eliminating the daily stress associated with tight parking spots. It is perfectly configured to comfortably house a medium-sized car, with ample room remaining to accommodate a motorcycle, bicycles, or even act as supplementary storage for personal effects, adding an invaluable layer of utility and convenience to your property portfolio.

Access to this premium parking facility within Residencial El Pilar is designed for utmost convenience and security. Entry is facilitated by a wide, gentle ramp, ensuring smooth and safe passage for all types of vehicles. The entire garage benefits from an advanced automatic electric gate system, providing a robust layer of security and controlled access, granting peace of mind to vehicle owners. This commitment to security extends beyond the gate, with the subterranean location further safeguarding your assets. In an area like La Colina, where residential density is high and public parking is at a premium, the availability of such a dedicated, secure, and spacious parking solution is not just a convenience—it's a necessity that significantly enhances the quality of life and the overall value of any associated property.

For the astute buyer, this offering transcends the functional aspect of parking. It represents an unparalleled opportunity to invest in an essential component of luxury living on the Costa del Sol. In a region where properties are highly coveted and space is at a premium, a secure and spacious parking spot is an increasingly rare commodity. This makes it an excellent choice for personal use, providing the ultimate comfort and eliminating the daily hunt for street parking, thereby protecting your valuable vehicle and saving precious time. Moreover, its prime location and generous size make it an exceptionally attractive investment vehicle. The high demand for parking in La Colina ensures strong rental potential, offering a reliable stream of passive income for investors. Future appreciation in value is also highly probable, given the continuous growth and desirability of Torremolinos as a premier destination.

Whether you are a resident seeking to enhance your daily comfort, a holiday home owner looking for stress-free visits, or an investor keen to capitalize on the robust real estate market of Southern Spain, this 30 m² parking space is an acquisition that promises significant returns, both tangible and intangible. It seamlessly integrates convenience, security, and strategic value into one compelling package, reinforcing the principles of intelligent property ownership.

We invite you to connect with Luxury Realty to explore this exceptional opportunity further. Our team of dedicated professionals is on hand to provide a comprehensive understanding of this prime asset and guide you through every step of the acquisition process. For a confidential discussion and to arrange a viewing, please contact us directly.

Please note, the advertised price for this premier parking space does not include applicable taxes or purchase-related expenses. In line with Spanish property transactions, the buyer will be responsible for a 7% Property Transfer Tax (ITP), in addition to standard notary fees and Land Registry fees, all of which are calculated based on the purchase price. These figures are provided for informational purposes to ensure complete transparency and may be subject to minor variations depending on the specific legal and financial circumstances of each individual transaction.

For this specific property, the estimated costs are as follows:

- Property Transfer Tax (ITP – 7%): Approximately €1,120
- Notary fees: Ranging between approximately €48 (0.3%) and €80 (0.5%)
- Land Registry fees: Ranging between approximately €16 (0.1%) and €48 (0.3%)

Crucially, as part of our commitment to transparent and fair dealings, the purchase of this valuable property does not incur any real estate agency fees for the buyer, representing an additional saving and value proposition from Luxury Realty.

Features: