Townhouse in La Colina

€500,000

La Colina, Málaga

Bedrooms: 3 | Bathrooms: 3 | Built: 149 m²









Overview

There are places that aren't just lived in—they're felt. Nestled in one of Torremolinos' most sought-after neighborhoods, La Colina, this property envelops you from the very first moment in an atmosphere of serenity and Mediterranean charm, thanks to the fact that the entire home faces the outdoors. Here, life moves at a different pace: it's as if you were living in a charming little Andalusian village, surrounded by an inner courtyard where fruit trees, wrought-iron benches, and the breeze invite you to slow down. And best of all: the beach, the golf course, and public transportation are just a few minutes' walk away.

Before you even cross the threshold, the house welcomes you with an intimate, light-filled inner nook. A small entryway where you can place a small table with a couple of chairs and your favorite potted plants. It's the perfect

spot for your first morning coffee while you soak in the calm of your surroundings.
As you step inside, the space really comes to life. A generously sized living-dining room becomes the epicenter of family gatherings and relaxing evenings. Light flows naturally into the kitchen—a space designed for everyday living, featuring a dining area for daily use and a practical pantry that provides that extra touch of organization and comfort so highly valued. On this floor, a convenient guest bathroom rounds out the functional layout.
With its three-story design, the home is built to take full advantage of the Costa del Sol's climate. Its various terraces let you seek out the sun or shade depending on the time of day. But the true treasure lies in its two extremely spacious private outdoor areas: a blank canvas on which to create your own urban oasis with a garden, a private pool, a chill-out area under the pergola, and a barbecue for celebrating life with friends. You can access this area through an exterior door off the kitchen and a flight of stairs leading down to it.
The upper floor features three bright bedrooms—one with a private terrace overlooking a beautiful inner courtyard of the development—as well as two full bathrooms, one of which is en suite, designed to offer comfort and privacy to every member of the family.
One of the major attractions of this property is its immense potential for transformation. You can connect the private garage directly to the home, as other residents of the community have already done successfully. This allows you to gain usable square meters for the home, creating a multipurpose space. You can also choose to reconfigure its 149 m² of floor space thanks to the ideal structural layout, which allows you to update the spaces with a cutting-edge design featuring clean lines, an open-concept layout, and contemporary finishes fully tailored to your needs.
If you want the opportunity to create the home you've always dreamed of, don't hesitate—contact us today to schedule your visit.
In compliance with the disclosure requirements set forth in Law 10/2025 of December 28 on customer service and transparency, as well as current industry regulations, it is hereby stated that the indicated price does not include the costs and taxes associated with the purchase, which are broken down as follows:
Property Transfer Tax (ITP): The tax rate in effect in the Autonomous Community of Andalusia will apply (generally 7% (€35,000.00)), without prejudice to reduced rates of 3.5%, 1.2%, or 1% applicable depending on the buyer's personal circumstances or the property's characteristics. The tax is calculated based on the Cadastral Reference Value or the sale price, whichever is higher.
Notary Fees: Notary fees will be calculated in accordance with the official fee schedule set forth in Annex I of Royal Decree 1426/1989, dated November 17, which approves the notarial fee schedule.
Registration Fees: Registration in the Property Registry will be billed according to the official fee schedule established in ANNEX I of Royal Decree 1427/1989, dated November 17, which approves the notarial fee schedule
Administrative Fees (Agency): Fees for administrative processing, tax settlement, and registry registration amount to [approx. €500.00] € (VAT included)
Seller's Real Estate Agency Fees: included in the list price
Buyer's Real Estate Agency Fees: Not applicable to this agency
For comprehensive information on the operation, tax rates, and exemptions for the Property Transfer Tax (ITP) in Andalusia, please visit the official website of the Andalusian Regional Government's Tax Agency at the following link:

Amenities

Setting: Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Forest, Urbanisation

Orientation: East Facing, South Facing, West Facing

Condition: Renovation Required

Climate Control: Air Conditioning

Views: Panoramic Views, Garden Views, Courtyard Views, Urban Views, Street Views

Features: Fitted Wardrobes, Near Transport, Private Terrace, Ensuite Bathroom, Marble Flooring, Fiber Optic

Furniture: Optional Furniture
Kitchen: Fully Fitted Kitchen
Garden: Communal Garden, Private Garden
Security: Gated Complex
Parking: Garage, Covered Parking, Private Parking
Utilities: Electricity, Drinkable Water, Telephone
Category: Golf

Taxes & Fees

IBI: €610 per year

Contact

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