



## Townhouse for sale in Torrevieja, Torrevieja

230,000 €

Reference: R5244487 Bedrooms: 3 Bathrooms: 1 Build Size: 104m<sup>2</sup>





## Costa Blanca South, Torrevieja

We present an exceptional investment opportunity in Torrevieja (Torreblanca) : a recently renovated , three-story townhouse , ready for personalization and with significant potential for appreciation . The property boasts 104 m<sup>2</sup> of living space, a comfortable layout, and sea views , making it a very attractive option for investors who understand the value of bare ownership in established coastal areas. The house has been completely renovated and features PVC windows , pre-installed kitchen fittings , a spacious living room with sea and pool views , three bedrooms , a full bathroom , and a guest toilet , spread over three levels, offering spaciousness and natural light. The bathrooms are fully equipped , while the rest of the house is unfurnished, ready to be customized to the future owner's taste. Currently, the property can only be sold as bare ownership , since the life usufruct belongs to a very elderly woman, currently in a psychiatric facility and diagnosed with Alzheimer's disease. The usufructuary lacks the legal capacity to relinquish the usufruct, so it cannot be cancelled without a lengthy and uncertain legal process of incapacitation and authorization . Therefore, while the usufructuary is alive, only the bare ownership can be transferred . Upon the death of the usufructuary, the usufruct will automatically terminate and the buyer will become the full owner , only needing to contribute: • Death certificate • Certificate of last will and testament • Notarial deed of termination of usufruct • Registration in the Property Registry A strategic investment in a highly sought-after area, with a renovated property, sea views and high future potential on the Costa Blanca . Climate: The climate on the Costa Blanca, often considered the best in Europe, fosters a very sociable and healthy lifestyle, characterized by its open-air atmosphere, comprehensive sports and leisure facilities, and exciting, cosmopolitan tourist towns that stand out for their top-tier services, some of them exclusive and considered truly luxurious. All of these cater to a discerning clientele seeking quality and personalized service. The Costa Blanca boasts over 300 days of sunshine a year. A paradise with excellent connections to all of Europe. Alicante-Elche Airport offers modern facilities and easy, convenient access from anywhere in the province. Around: The Costa Blanca continues to attract people from all over Europe, and other parts of the world, because it offers a unique quality of life in a beautiful setting on the shores of the Mediterranean Sea, surrounded by mountains and lush vegetation. In addition to the golf courses and marinas that you can enjoy all along the coast, the area also offers the opportunity to ski in the nearby Sierra Nevada, Javalambre, or Valdelinares, paradises for winter sports enthusiasts with stunning natural landscapes. The Costa Blanca offers a uniquely rich lifestyle, where the best beaches and coves in the Mediterranean combine with an interior full of mountains and villages that hold culture and historical monuments unlike any other in the world. We have a gift for you: At our real estate agency, we'll help you transform your new property into your dream home by offering a free technical visit from our design department. Our team will advise you on potential improvements and decorating options for your property. Completely free! IMPORTANT!! Remember that our services NEVER increase the final price of the property for our clients. Our experience in the sector will make us your ally, a trusted advisor who will help you choose your dream home in the best area, inform you about the market price of the properties you are interested in, the quality of materials used, and provide all the essential and objective information to ensure your experience is completely satisfactory. Our agency belongs to a group of established companies, all specializing in the home sector: architecture, interior design, furniture, real estate sales and purchase advice, etc. These resources allow us to offer unique and exclusive services to our clients. Modern and attuned to new technologies and market opportunities , we are also pioneers in offering the possibility of conducting secure and transparent real estate transactions using cryptocurrencies .



## Features:

Private Terrace

Solarium

Utility Room