

3 New Developed Semi-Detached Homes



RESIDENCIAL
VISTAMAR
TORROX

Timeless



Design

Introducing Residencial VistaMar a new real estate development project offering a collection of beautifully designed homes in the stunning location of Torrox Park.

Nestled amidst the captivating landscape, Residencial VistaMar comprises two thoughtfully crafted semidetached houses and one exquisite detached house, elegantly positioned on a hilltop, boasting awe-inspiring views of the glistening Mediterranean Sea. These contemporary homes seamlessly integrate the timeless charm of the Andalusian architectural style with modern aesthetics, ensuring a truly harmonious living experience for discerning homeowners.

As you step into the world of Residencial VistaMar, you will be greeted by the convenience of private parking spaces, providing a secure and hassle-free arrival to your new abode. Expansive balconies and inviting terraces further enhance the living spaces, serving as idyllic retreats to bask in the beauty of the picturesque surroundings. Whether it's savoring your morning coffee while witnessing the radiant sunrise or unwinding with a glass of wine as the sun sets over the horizon, these outdoor areas offer the perfect sanctuary for tranquility and relaxation.

GALLERIA
LUXURY HOMES



MODERN DESIGN

The allure of Residencial VistaMar extends beyond its breathtaking views and elegant architecture. With highly competitive prices, these newly developed homes present an exceptional investment opportunity for those seeking to own a piece of this remarkable development. Whether you are looking for a permanent residence, a vacation home, or an investment property, Residencial VistaMar caters to a variety of aspirations, making it an attractive choice for discerning buyers.

Indulge in the charm and tranquility of Residencial VistaMar, where you will find a harmonious balance between modern living and the natural beauty of the surroundings. Immerse yourself in the laid-back Mediterranean lifestyle, where golden beaches, vibrant local culture, and a myriad of recreational activities await. Explore the enchanting nearby villages, savor the delectable local cuisine, or simply bask in the sun-drenched coastline—every day is an opportunity to create cherished memories in this idyllic setting.

Residencial VistaMar invites you to embark on a journey of refined living, where every detail has been carefully considered to provide a lifestyle of unparalleled comfort, elegance, and serenity. Don't miss your chance to be a part of this extraordinary real estate opportunity in the heart of Torrox Park.

LOCATION



Location

Nerja - 16 Min

Airport- 45 Min

Torre del Mar - 16 Min

Playa del Peñoncillo- 5 Min



Details

House Nr.1

House on a **280.58** m2 plot: This house features a **61.99** m2 basement, with a total of **97.05** m2 of living space spread between the ground and upper floors. Additionally, it boasts a terrace that provides a perfect spot to relax and enjoy the panoramic views.

House Nr.2

House on a **251.99** m2 plot: This house includes a **66.26** m2 basement and offers **100.00** m2 of living space on the ground and upper floors. With a thoughtfully designed terrace, residents can bask in the natural beauty that surrounds them.

House Nr.3

House on a **449.43** m2 plot: The largest of the three homes, this house encompasses an **85.76** m2 basement, providing ample additional space. With **102.05** m2 of living space on the ground and upper floors and a generous terrace, residents can fully immerse themselves in the Mediterranean lifestyle.

Residencial VistaMar not only offers stunning aesthetics but also ensures high-quality construction and technical specifications:

- The reinforced concrete structure and reticular slabs guarantee durability and stability.
- The aluminum exterior carpentry with thermal break and double glazing, along with bedroom and living room blinds, provide insulation and enhance energy efficiency.
- Security is a priority, evident in the robust home entrance door and automatic vehicle entrance door.
- Inside the homes, you'll find stylish white lacquered interior doors and cabinet fronts, complemented by interior glass stair railings.
- The Niessen Zenith electrical mechanisms ensure a modern and reliable electrical system.
- The floors are adorned with elegant porcelain stoneware tiles, while the stair treads feature the same high-quality material.
- Bathrooms exude luxury with large-format tiles, with one wall boasting decorative elements. You'll find wall-hung washbasins with Roca taps, Roca brand wall-hung toilets, and sleek white resin showers with chrome steel mixer taps.
- To ensure comfort, bedrooms and the living room are equipped with air conditioning installations.
- The bathrooms feature false ceilings with recessed lights, creating a soothing ambiance.

PRICES



PRICES



HOME NR.1

429.000,00€ + IVA

3.000€ is paid for the reservation

HOME NR.2

385.000,00€ + IVA

10% + VAT is paid for the purchase contract

HOME NR.3

435.000,00€ + IVA

90% + VAT is paid on the day of signing the title deed

PAYMENT PLAN

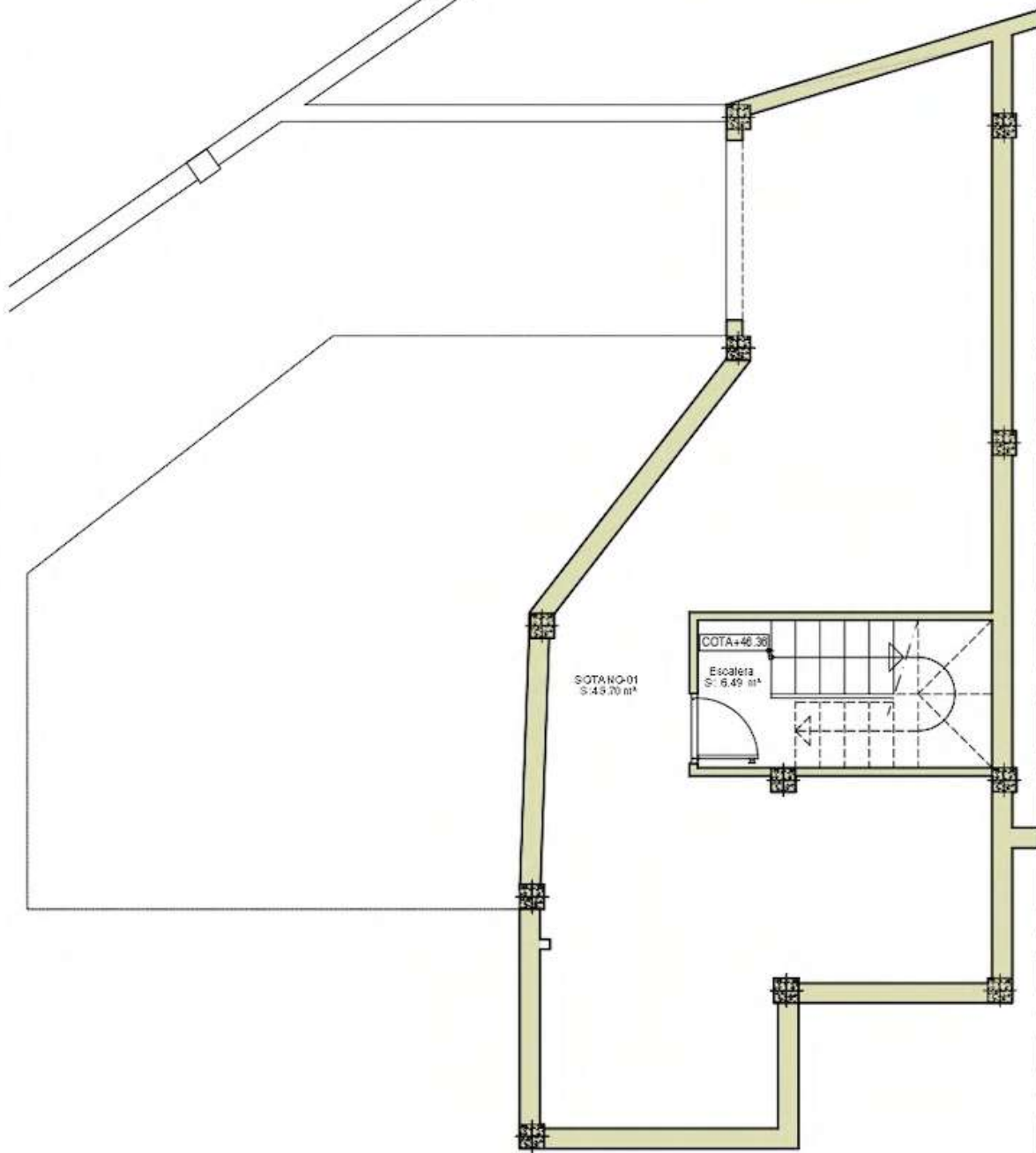
| CONCEPT | HOUSE NO 1 | HOUSE NO 2 | HOUSE NO 3 |
|-------------|----------------|----------------|----------------|
| TOTAL PRICE | 429.000€ + VAT | 385.000 + VAT | 435.000€ + VAT |
| RESERVATION | 3.000€ | 3.000€ | 3.000€ |
| DOWNPAYMENT | 39.900€ + VAT | 35.500€ + VAT | 40.500€ + VAT |
| TITLE DEED | 386.100€ + VAT | 354.200€ + VAT | 391.500€ + VAT |

Current VAT rate in Spain for new development is 10%. A part from this additional 3,5% in cost has to be added on top of the prices in concept of AJD, Notary, legal fees.

FLOOR PLANS



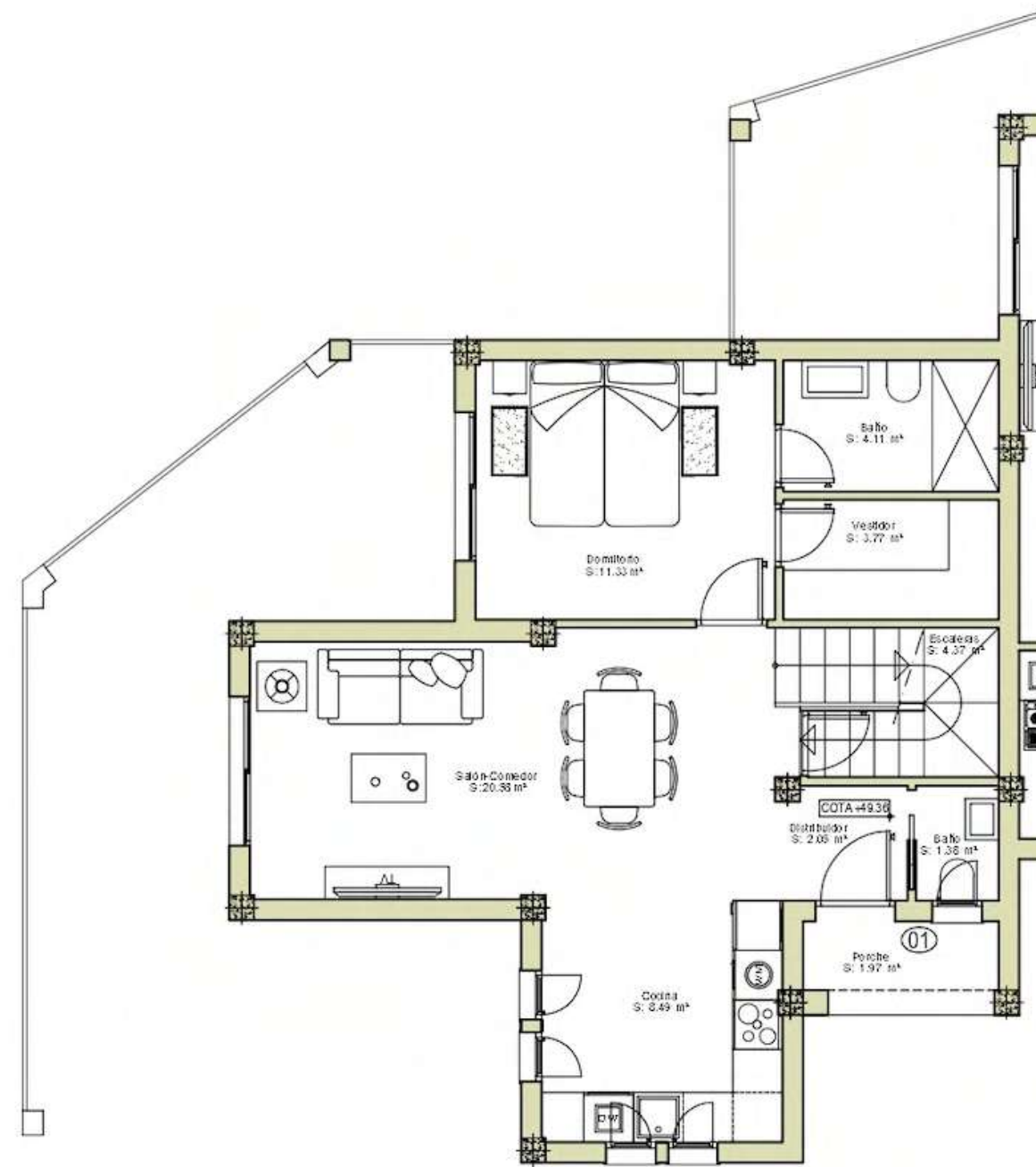
Residencial VistaMar TORROX



PLANTA SÓTANO

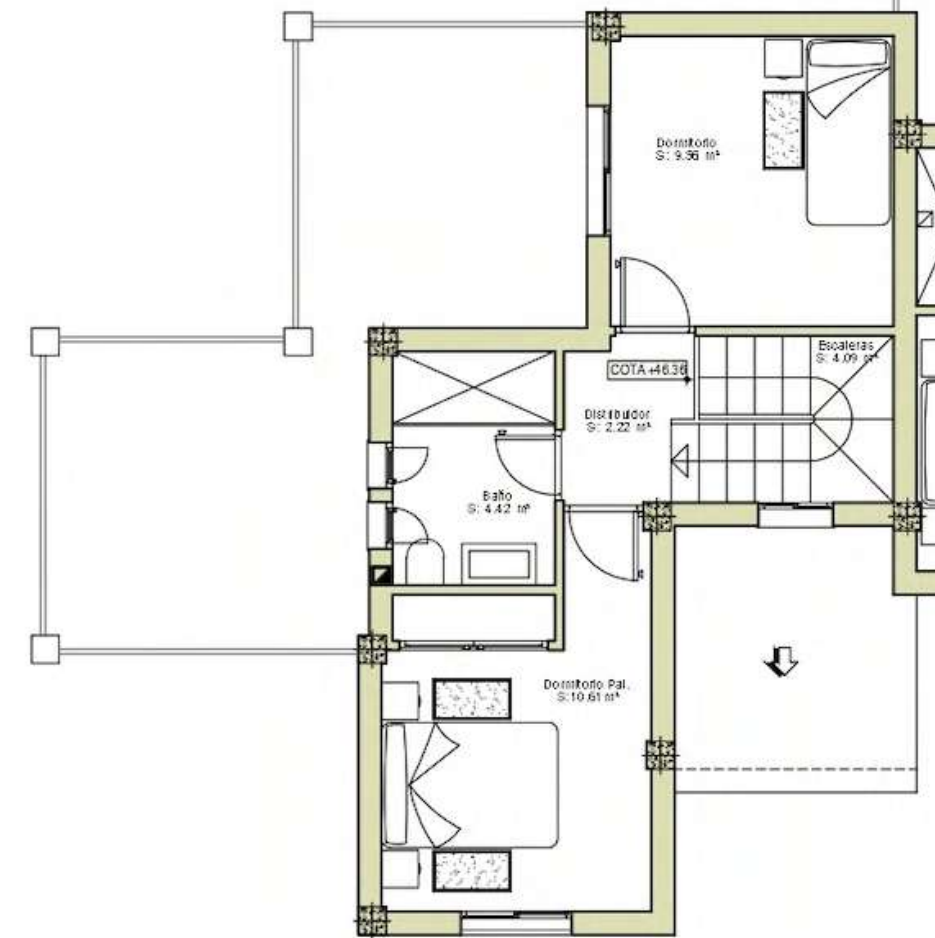
SUPERFICIE CONSTRUIDA DE SEMISOTANO VIVIENDA-01.....61.99 M2.
 SUPERFICIE UTIL DE SEMISOTANO VIVIENDA-01.....52.19 M2.

SUPERFICIE CONSTRUIDA VIVIENDA-01.....97.05 M2.
 SUPERFICIE UTIL DE VIVIENDA-01.....88.95 M2.

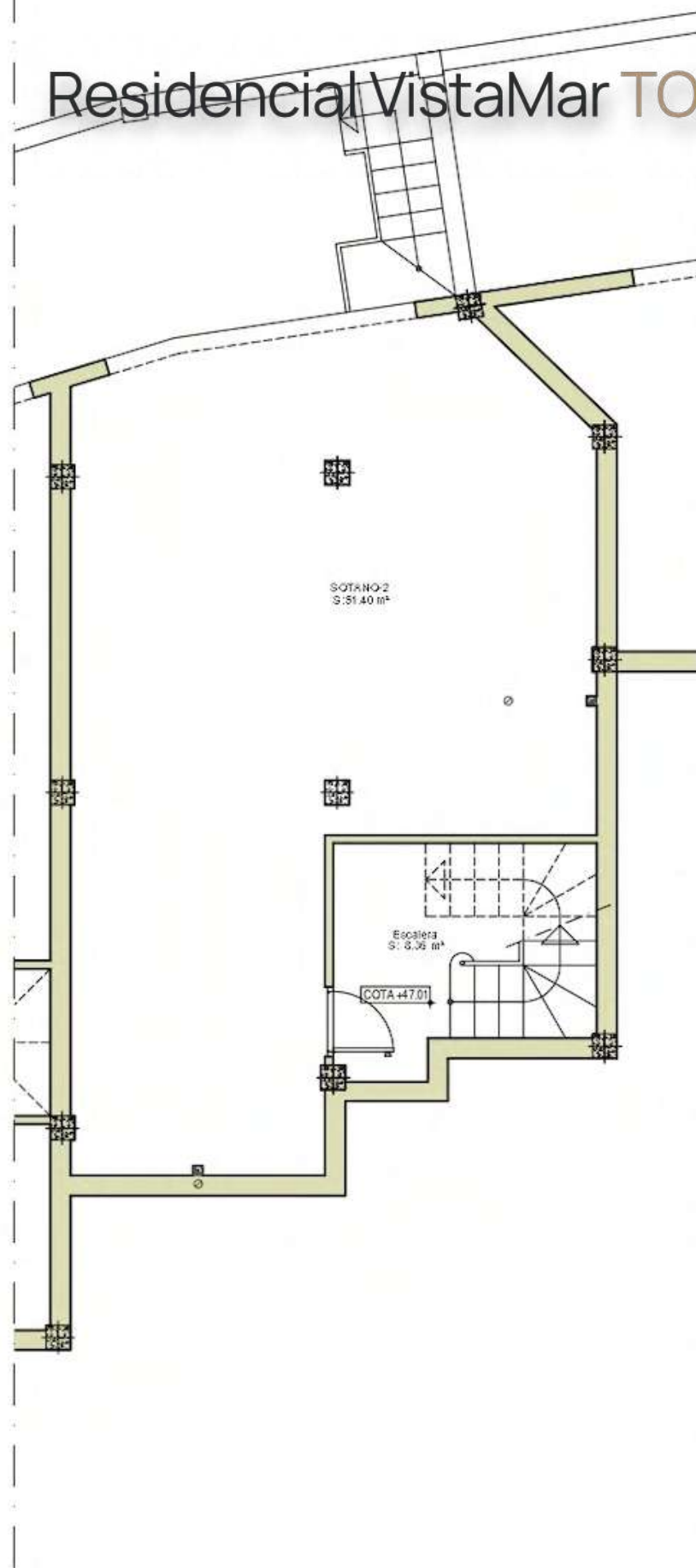


PLANTA BAJA

Home nr.1



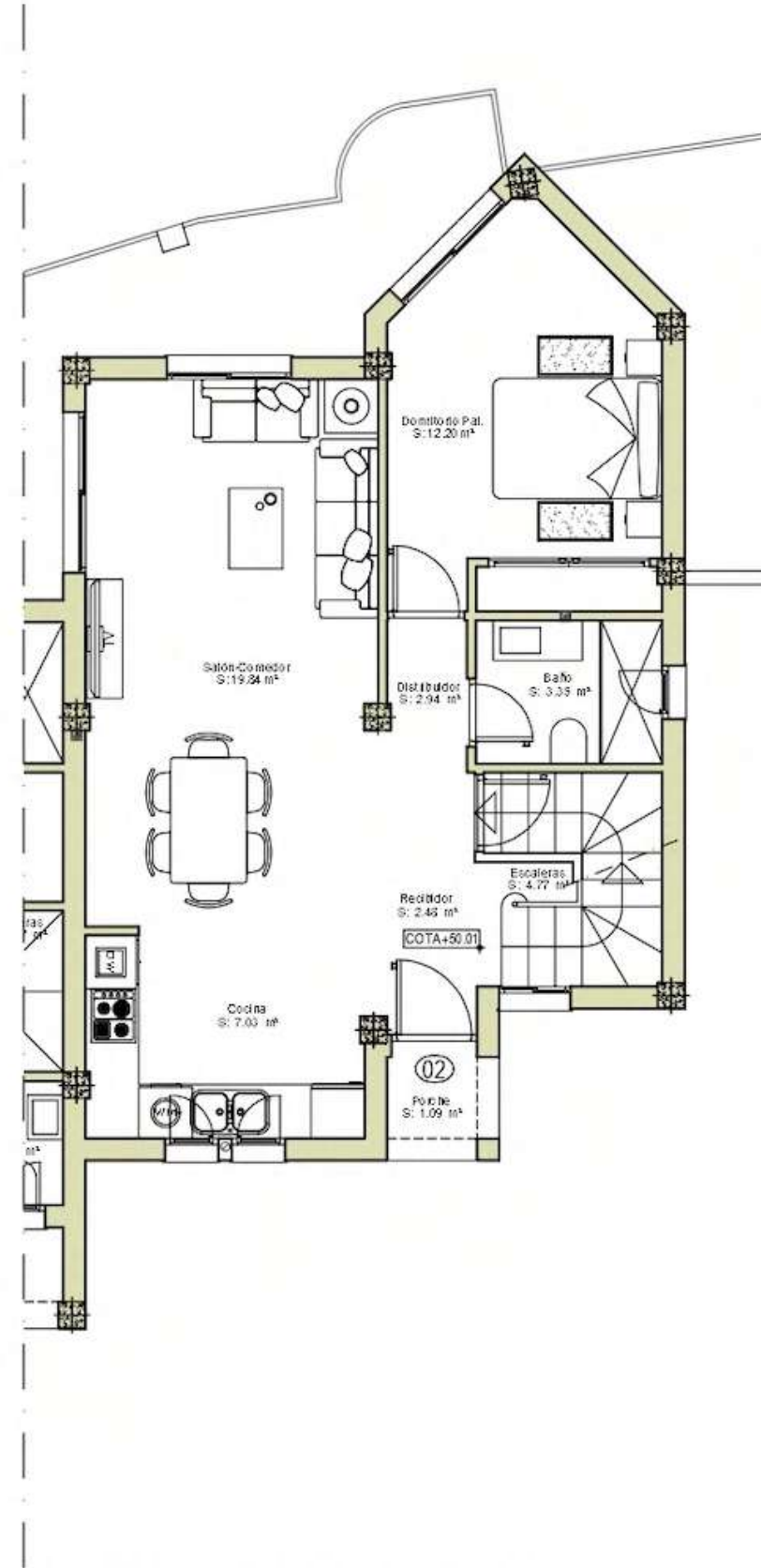
PLANTA ALTA



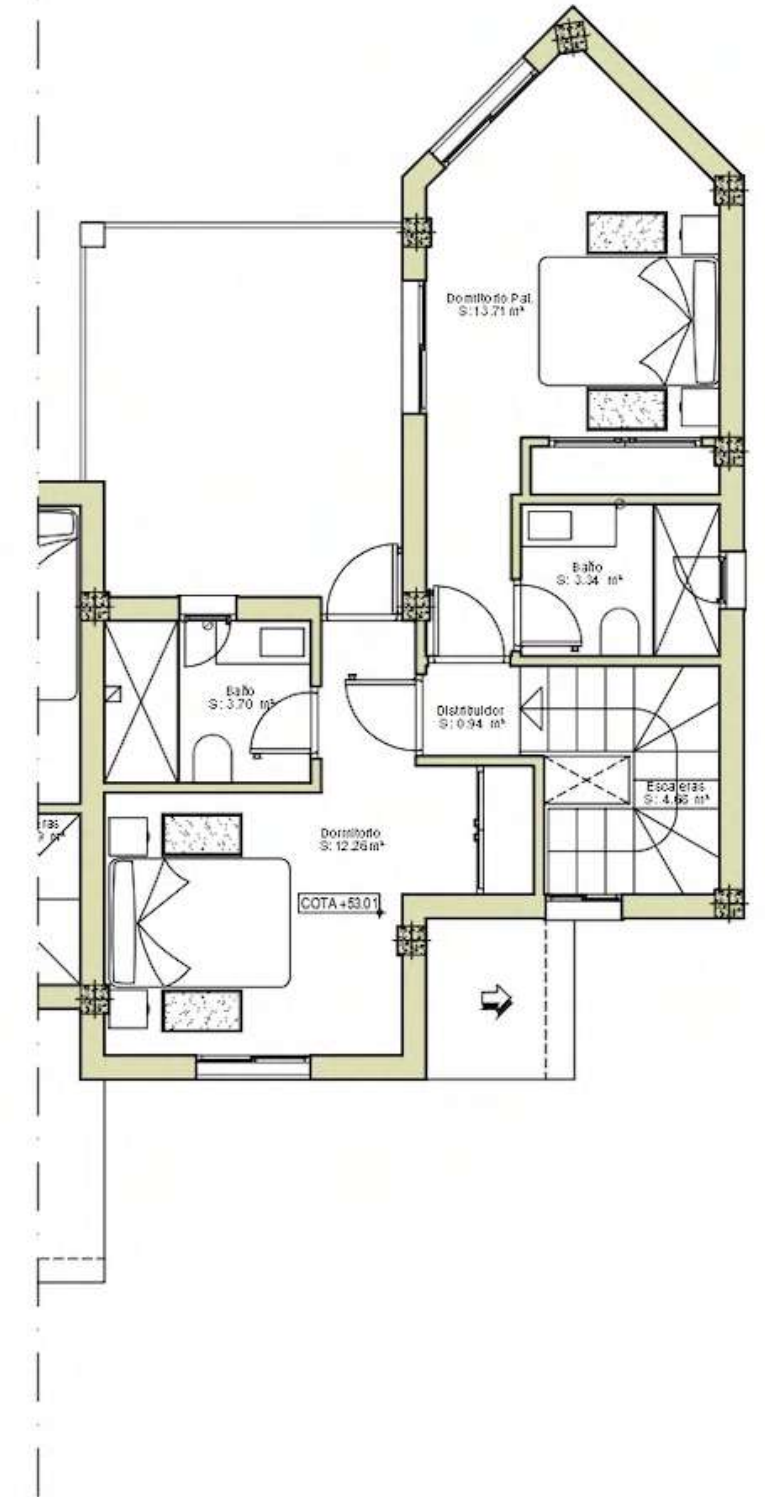
SUPERFICIE CONSTRUIDA DE SEMISOTANO VIVIENDA-02.....66.26 M2.
 SUPERFICIE UTIL DE SEMISOTANO VIVIENDA-02.....59.76 M2.

PLANTA SÓTANO

SUPERFICIE CONSTRUIDA DE VIVIENDA-02.....100.00 M2.
 SUPERFICIE UTIL DE VIVIENDA-02.....92.13 M2.



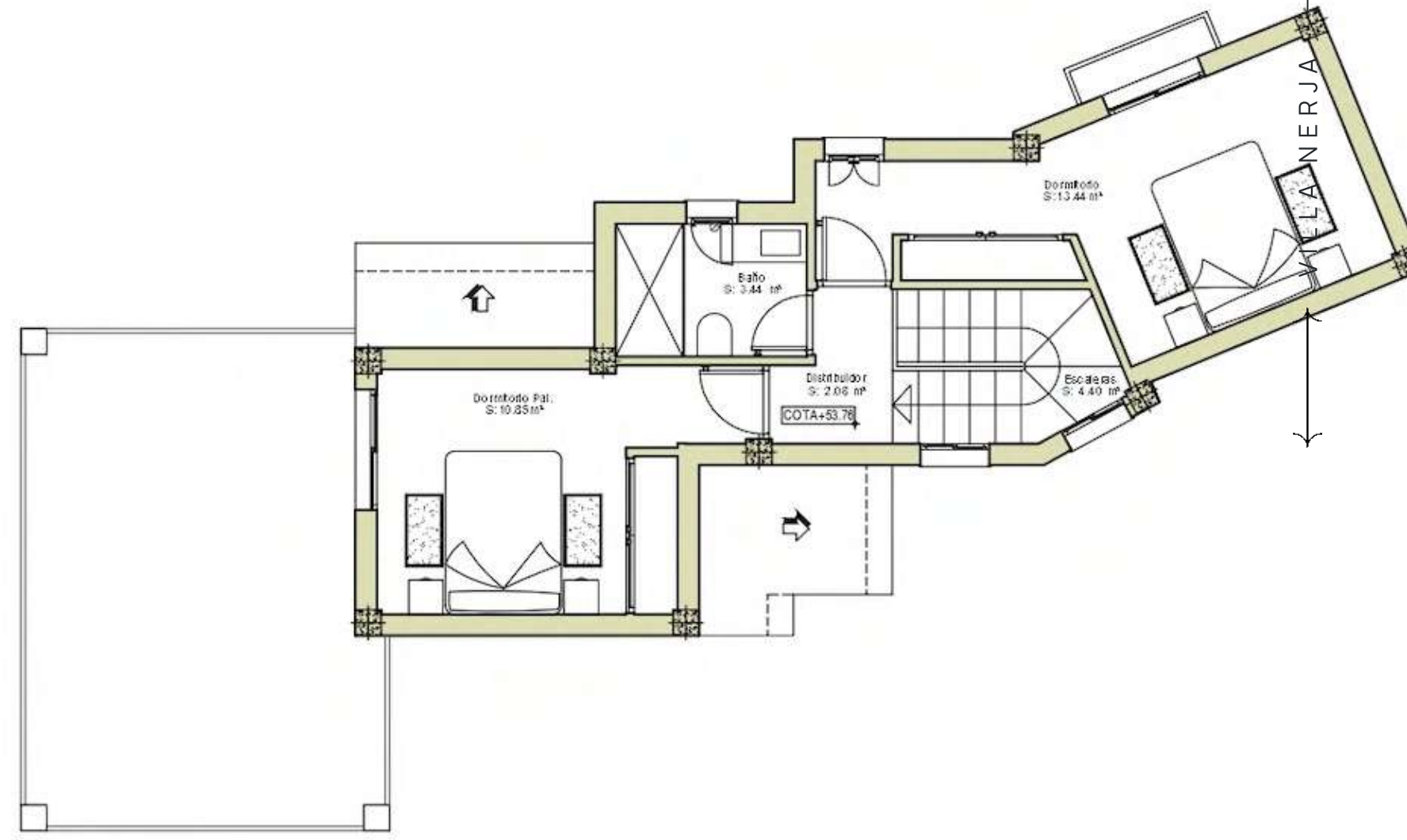
PLANTA BAJA



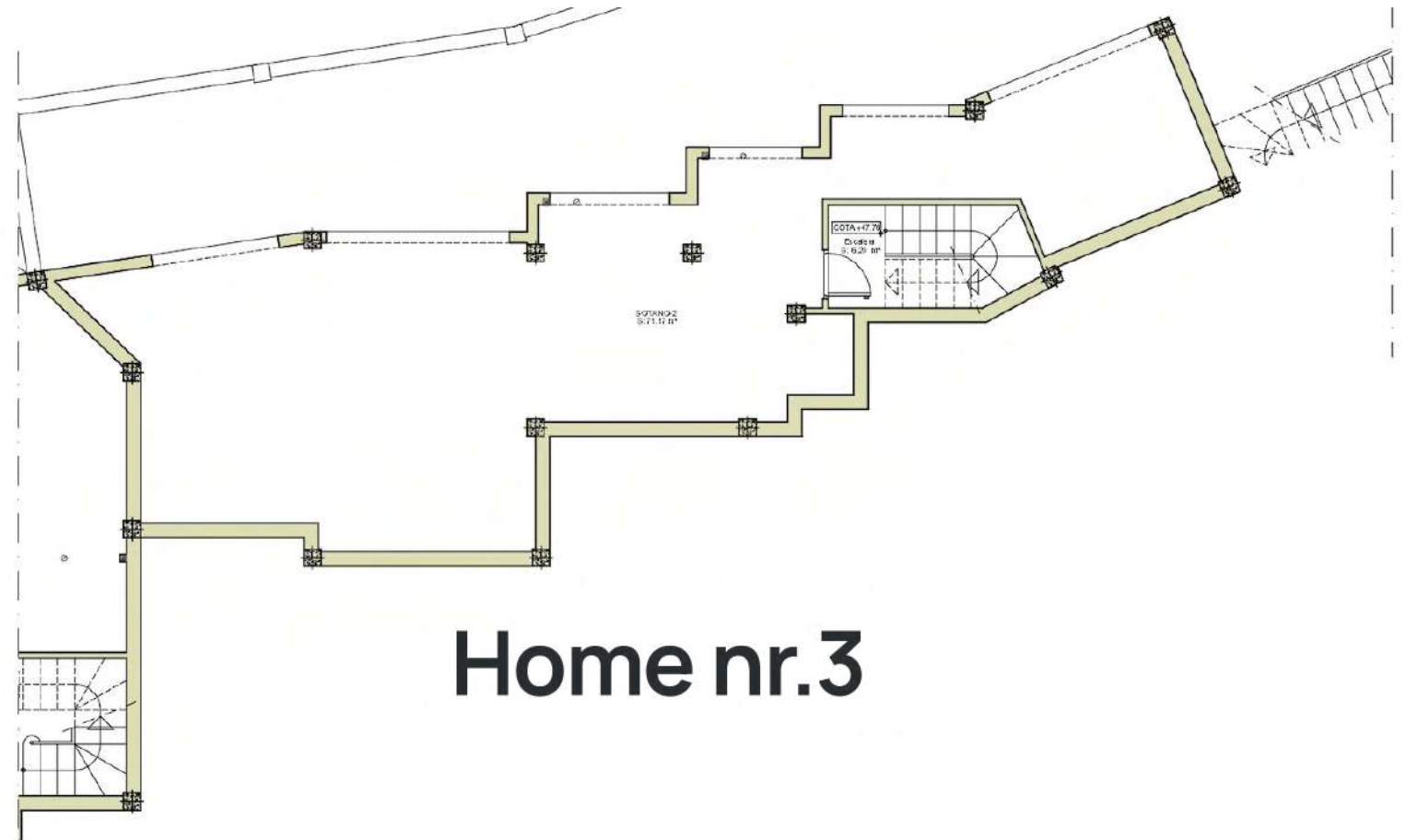
PLANTA ALTA

Home nr.2

Residencial VistaMar TORROX



SUPERFICIE CONSTRUIDA DE VIVIENDA-03.....102.05 M2.
SUPERFICIE UTIL DE VIVIENDA-03.....92.71 M2.



Home nr.3

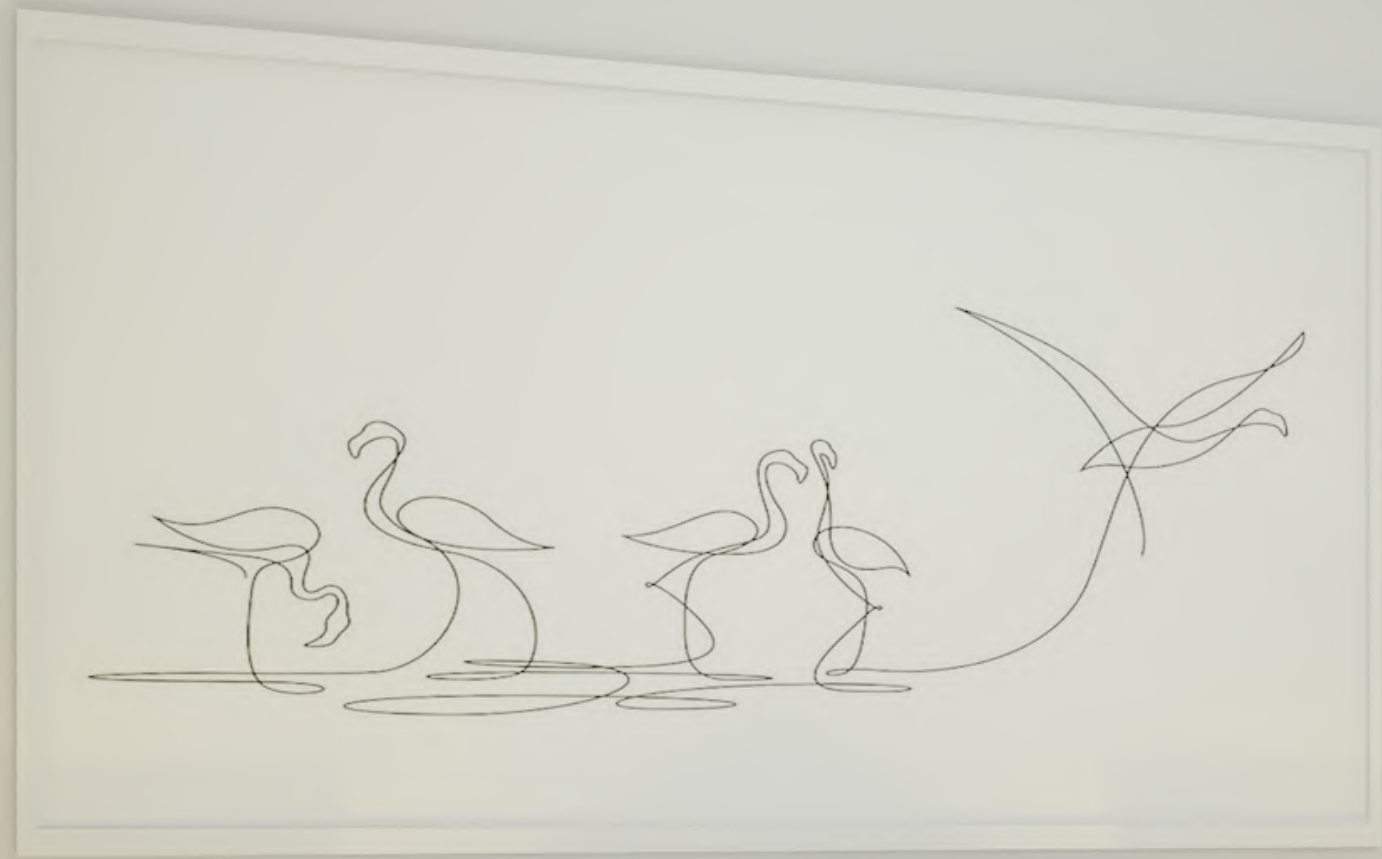
INTERIOR DESIGN





















STAY
TRUE
STAY
YOU

