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# Seascape Villa

TORROX COSTA

BY PCC PROPERTY



## WHY THIS HOME

Is This the Right Property for You?  
This home is ideally suited to buyers who are looking for:

- A true frontline position with permanently protected sea views
- A property that works for full-time living, extended stays, or long-term investment
- Outdoor space that can be enjoyed year-round, not just in summer
- A quieter coastal setting with easy access to Málaga, schools, and amenities

This is not a holiday-only home. It's a lifestyle property designed for people who want to live well on the Costa del Sol — without compromise.



## Location & Lifestyle

### Living in Torrox Costa

Torrox Costa is known for having one of the best climates in Europe, making it especially attractive to international buyers seeking:

- Consistent year-round temperatures
- Walkable beachfront living
- A relaxed, residential feel rather than mass tourism
- Easy transport links to Málaga city, airport, and international schools

From morning walks along the promenade to winter sunshine on south-facing terraces, this location supports real, everyday Mediterranean living.



## THE PROPERTY AT A GLANCE

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### Seascape Villa – Key Facts

- Detached frontline villa
- South-facing with uninterrupted sea views
- 4 bedrooms | 3 bathrooms
- Built size: 318 m<sup>2</sup>
- Heated swimming pool
- Multiple terraces for sun and shade
- Direct access to the shoreline

No land in front of the property can be built on — ensuring long-term view protection.

# Designed for How You Live

## Spaces That Work All Year

This villa has been designed with practical, year-round use in mind:

- Open-plan living and dining areas that connect seamlessly to terraces
- A modern, high-spec kitchen suited to daily living and entertaining
- Heated pool allowing use outside peak summer months
- Outdoor kitchen and BBQ area for relaxed social living
- Full air-conditioning and heating throughout

Whether you live here permanently or divide your time between countries, the home adapts to how you actually use it.



# COMFORT, SECURITY & PEACE OF MIND

## What Buyers Care About Most

International buyers consistently prioritise security, comfort, and reliability. This property includes:

- Advanced Securitas alarm and sensor system
- Unbreakable windows and electric shutters
- Secure private parking
- Excellent storage throughout

These features aren't just conveniences — they offer peace of mind, especially for buyers who are not always in Spain year-round.



# SCHOOLS, ACCESS & CONNECTIVITY

## Practical Living Without Compromise

- Bus stop approx. 300m away
- Direct route to Novaschool Añoreta (bilingual)
- Shops, cafés, and daily amenities nearby
- 40 minutes to Málaga Airport
- Just over 1 hour to Sierra Nevada (sea & ski lifestyle)

This balance of convenience and coastal calm is one of the property's strongest long-term advantages.



# LONG-TERM VALUE CONTEXT

## Understanding the Market

Frontline villas with protected sea views are increasingly rare along the Costa del Sol.

In Torrox and the wider East Costa del Sol:

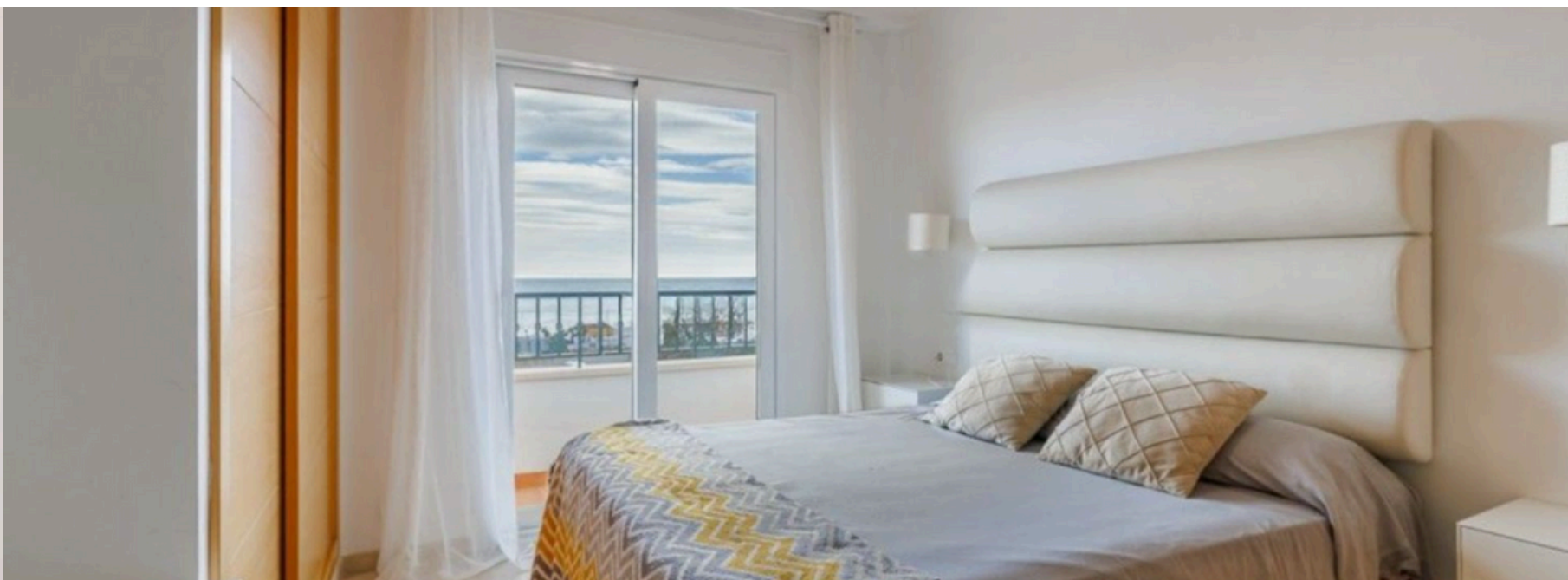
- Demand remains strong for well-located, lifestyle-led homes
- Supply of true frontline properties is extremely limited
- Historically, this segment has shown steady long-term growth

We include market context to support informed decisions — not to pressure outcomes.













# IS THIS HOME RIGHT FOR YOU?

## Buyer Fit Checklist

This property is particularly well suited if you:

- Want a home, not just an asset
- Value views, orientation, and outdoor living
- Prefer established areas over new-build density
- Are buying for lifestyle with long-term confidence in mind

If that sounds like you, the next step is not a viewing — it's a conversation.



# How PCC Supports you as a Buyer

## Buying with Confidence in Spain

At PCC Property, we work buyer-first.  
For you, that means:

- Clear guidance on whether a property truly fits your needs
- Honest advice on value and pricing
- Confident negotiation on your behalf
- Coordination with trusted legal and professional partners
- A calm, structured process — even if you're buying from abroad

Our role is to remove uncertainty, not add pressure.

# Next Step

## What happens now?

If this property has caught your attention, the next step is simple:

A short, no-obligation buyer consultation to:

- Confirm suitability
- Answer practical questions
- Discuss timing, process, and next steps
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No sales pressure. No rushed decisions. Just clarity.





# Contact Details.



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