



## APARTMENT IN WEST MALAGA

Av. de Molière, Carretera de Cádiz, 29004 Málaga, España

# 1.134.000 €



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### The essentials

**Type of operation:** Venta

**Lot size:** 68 m<sup>2</sup>

**Bathrooms:** 2 baths

**Storage room:** 1

**Status:** A estrenar, Brand New, Excellent

**ID property:** P1026V

**Area:** 113 m<sup>2</sup>

**Bedrooms:** 2 beds

**Garage:** 2

**CEE:** En Trámite

**Category:** Apartamento, Apartment, New Builds

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## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Children's area, Community garden, Community pool, Double glazed windows, Elevator, Furnished kitchen, Home automation, Kitchen equipped with appliances, Parking, Radiant floor, Sauna, Sea view, Security door, Sports area, Storage room, Terrace

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Fortuny Hogares Únicos presents this impressive luxury property located in one of the most sought-after residential complexes in West Malaga, perfect for those seeking an elegant, contemporary home in harmony with its surroundings.

## Location

Situated on the beachfront, in the Pacífico area, this modern apartment is in an idyllic spot to enjoy life by the sea. The complex is perfectly connected to Malaga's Historic Center, the international airport, train and bus stations. It boasts all amenities nearby: shops, supermarkets, restaurants, health centers, schools, sports facilities, and large shopping centers. Its privileged location combines tranquility, nature, and urban dynamism.

## Layout

The apartment is south-facing. It has a total built area of 113 m<sup>2</sup>, a usable living area of 68m<sup>2</sup>, and a sunny 25 m<sup>2</sup> terrace. It features an elegant entrance hall with built-in wardrobes, a laundry area, a spacious and bright living-dining room with a fully furnished and equipped open-plan kitchen and access to the terrace, and two bedrooms with built-in wardrobes. The master bedroom has an en-suite bathroom and direct access to the terrace, creating a seamless connection between indoor and outdoor spaces. A second full bathroom serves the other rooms.

## Qualities

The property has been designed with the highest standards of quality and sustainability, incorporating first-class materials and cutting-edge technology. Highlights include an aerothermal system for underfloor heating and domestic hot water (DHW), underfloor heating throughout the entire home, large-format porcelain stoneware flooring indoors and non-slip flooring outdoors, glass railings that guarantee full sea visibility and provide a sense of spaciousness, ducted air conditioning with a zoning system, a comprehensive home automation system, and a kitchen fully furnished and equipped with high-end appliances. The property includes two parking spaces and a storage room in the price.

## Common Areas

This exclusive residential complex of 173 homes distributed across seven blocks offers over 1,900m<sup>2</sup> of common areas designed for the comfort and well-being of its residents: an infinity pool with sea views, a heated indoor pool, a fully equipped gym, a coworking area with meeting rooms, a spa with a sauna and relaxation zone, a children's play area, and extensive landscaped gardens.

## Regulations

Energy efficiency certificate pending. In compliance with the RD of the Junta de Andalucía 218/2005 of October 11, consumers are informed that the indicated price does not include expenses derived from the sale of the property according to current laws (ITP, notary fees, and in the case of new construction, VAT). The information provided is indicative, not binding, and lacks contractual value. This information may have undergone modifications that have not yet been incorporated.

## Contact Us

For more information, please do not hesitate to contact us. At Fortuny Hogares Únicos, we will be delighted to assist you.

