



# FORTUNY

## HOGARES ÚNICOS



### APARTMENT WITH SEA VIEWS IN EAST MALAGA

P.º de Sancha, Málaga-Este, 29016 Málaga, España

# 900.000 €



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### The essentials

**Type of operation:** Venta

**Lot size:** 80 m<sup>2</sup>

**Bathrooms:** 1 bath

**Garage:** 1

**CEE:** En Trámite

**Category:** Apartment

**Area:** 134 m<sup>2</sup>

**Bedrooms:** 3 beds

**Toilets:** 1 half bath

**Storage room:** 1

**Status:** Good

**ID property:** 1132V

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## Main features

**Features:** Built in wardrobes, Concierge, Double glazed windows, Elevator, Furnished kitchen, Independent Kitchen, Kitchen equipped with appliances, Parking, Porcelain tile floor, Sea view, Storage room, Terrace, Unfurnished

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### SEA VIEWS, NATURAL LIGHT, SPACIOUSNESS, COMFORT, TERRACE, AND SOUTH-FACING IN THIS MAGNIFICENT APARTMENT WITH GREAT POTENTIAL, LOCATED IN A PRIME LOCATION ON THE PABLO RUIZ PICASSO PROMENADE, EAST MALAGA

Fortuny Hogares Únicos presents this beautiful apartment on the seafront of the Pablo Ruiz Picasso Promenade. This property stands out for its abundant natural light, its pleasant terrace with sea views, its excellent layout with three bedrooms, and its prime location.

## Location

Located on the front line of Paseo Marítimo Pablo Ruiz Picasso in East Málaga, this magnificent apartment enjoys one of the most privileged locations in the city, where the sea and urban life blend perfectly. Just a few meters from the beach, it allows you to enjoy the Mediterranean every day, while the Historic Centre is only a few minutes' walk away, offering access to a wide cultural, gastronomic and leisure offer. The area is surrounded by all necessary services — supermarkets, schools, sports centres, pharmacies and restaurants — and also benefits from excellent transport connections. An ideal enclave for those seeking quality of life, comfort and the charm of living by the sea without giving up proximity to the city centre.

## Layout

The property is south-facing. It has a total built area of 134m<sup>2</sup> and 80m<sup>2</sup> of usable space. It is distributed into an entrance hall, a spacious and bright living-dining room with access to the terrace with sea views. A fully furnished and equipped independent kitchen, a hallway, three bedrooms with built-in wardrobes, a full bathroom with shower, a guest toilet and a storage room.

## Qualities

Completely refurbished in 2007, the property offers very good quality finishes. Notable features include wooden interior doors, porcelain stoneware flooring in the living room and kitchen, laminate flooring in the bedrooms, and double-glazed Climalit windows. Hot water is provided by an electric water heater. The kitchen is fully furnished and equipped with appliances.

## Communal Areas

The communal areas are well maintained. The building offers concierge service and is adapted for people with reduced mobility, and includes a lift. The property includes one parking space and a storage room in the price.

## Regulations

Energy certificates in process. In compliance with the Andalusian Government Decree 218/2005 of October 11, consumers are informed that the indicated price does not include costs arising from the purchase of the property according to current legislation (ITP, notary fees and, in the case of new developments, VAT).

## Contact Us

For more information, please do not hesitate to contact us. We will be delighted to assist you.

