



## THREE-BEDROOM GROUND-FLOOR APARTMENT IN COLINAS DEL LIMONAR, MALAGA EAST

Av. Arrigo Boito, Málaga-Este, 29016 Málaga, España

# 671.500 €



Jesús Osborne  
Promotions Manager

[promociones@fortunyhogaresunicos.com](mailto:promociones@fortunyhogaresunicos.com)

<https://www.fortunyhogaresunicos.com/en//ref/P1090V>

+34 620 90 94 15

+34 951 43 50 90

---

## The essentials

**Type of operation:** Venta

**Lot size:** 105 m<sup>2</sup>

**Bathrooms:** 2 baths

**Storage room:** 1

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

**ID property:** P1090V

**Area:** 147 m<sup>2</sup>

**Bedrooms:** 3 beds

**Garage:** 2

**CEE:** A

**Category:** Apartment, New Builds

---

## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Community garden, Community pool, Double glazed windows, Elevator, Furnished kitchen, Kitchen equipped with appliances, Parking, Security door, Storage room, Terrace, Unfurnished

---

### CONTEMPORARY AND FUNCTIONAL THREE-BEDROOM GROUND-FLOOR APARTMENT WITH LARGE TERRACES, LOCATED IN ONE OF THE BEST RESIDENTIAL AREAS IN MÁLAGA EAST, COLINAS DEL LIMONAR

Fortuny Hogares Únicos presents this magnificent three-bedroom ground-floor apartment featuring spacious terraces, located in one of the most sought-after residential areas of Málaga East: Colinas del Limonar.

#### Location

Set alongside exclusive villas, the property is situated in the prestigious El Mayorazgo area, close to all essential services: public transport, educational centers, health clinics, supermarkets, and dining options. It is near the upcoming El Mayorazgo Shopping Center, just 5 minutes from the beach, and 10 minutes from the city's Historic Center.

#### Distribution

This exclusive northeast-facing ground-floor property has a total built area of 147sqm, with 105sqm of usable living space. It boasts an 18sqm covered terrace and two open terraces of 30sqm and 38sqm, respectively. The layout includes an entrance hall and a spacious, light-filled living-dining room with access to the large terrace (featuring both covered and open sections), perfect for enjoying the Mediterranean climate. There is a fully fitted open-plan kitchen with high-quality upper and lower cabinetry, fully equipped with appliances, and a separate laundry area. A hallway leads to three bedrooms with fitted wardrobes lined with melamine. The master bedroom features access to the terrace, a walk-in closet, and an en-suite bathroom. A second full bathroom serves the rest of the home. **The images shown in this advertisement correspond to a show home and are for illustrative purposes only.** They do not necessarily represent the final state or the exact characteristics of the offered property.

#### Qualities

The property stands out for its excellent finishes, including a security entrance door, white lacquered interior doors, Climalit double-glazed windows, and porcelain flooring in the kitchen, bathrooms, and terraces. It features a video intercom system, installations for telephone, TV, and fiber optics, and light points on the terrace. Additional features include Hansgrohe chrome mixer taps, ducted air conditioning, an individual aerothermal system for domestic hot water (DHW), and a fully equipped kitchen with an induction hob, independent oven, microwave, extractor hood, and sink.

#### Common Areas

The community areas offer extensive landscaped gardens, a saltwater infinity pool with a waterfall for adults, a children's pool, toilets and changing rooms, and a multi-purpose room including a fully equipped gym and a "gastroteca" (social dining space). There is also a children's play area and automatic irrigation throughout the grounds. The property includes two parking spaces and a storage room in the price. The complex is a gated community offering great privacy and security. The building is fully accessible for people with reduced mobility and includes an elevator.

#### Regulations

Energy Certification: "A". 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 costs derived from the purchase of the property according to current laws (ITP, notary fees, and in the case of new construction, VAT).

## Contact Us

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

