BRAND-NEW CORNER GROUND-FLOOR APARTMENT IN SAN RAFAEL, MALAGA

C. Félix García Palacios, 5, Cruz de Humilladero, 29006 Málaga, España

210.000 €

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The essentials

Type of operation: Venta

Lot size: 32.5 m²

Bathrooms: 1 bath

Status: A estrenar, Brand New, Excellent

ID property: 1137V

Area: 38.5 m²

Bedrooms: 1 bed

CEE: En Trámite

Category: Apartment

Main features

Features: Air conditioning / Heating, American Kitchen, Double glazed windows, Furnished kitchen, Kitchen equipped with appliances, Security door, Unfurnished

EXCLUSIVE BRAND-NEW CORNER GROUND FLOOR APARTMENT WITH DOUBLE-HEIGHT CEILINGS AND HIGH-END FINISHES, LOCATED IN A STRATEGIC AREA OF SAN RAFAEL, MÁLAGA

Fortuny Hogares Únicos presents this exclusive brand-new corner ground floor apartment, located just a short walk from beautiful green areas and a park with excellent facilities for walking, exercising and enjoying the outdoors. The property has been designed for those who value energy efficiency, comfort and premium-quality finishes. This elegant corner residence stands out for its impressive double-height ceilings, carefully planned layout and outstanding construction quality, offering a modern, bright and functional home in a strategically connected location close to all the services Málaga has to offer.

Location

The property enjoys an excellent location in a well-established residential area of Málaga, ideal for those seeking convenience and outstanding connections to the rest of the city. The neighbourhood offers a wide range of services, including supermarkets, local shops, schools, healthcare centres, pharmacies, cafés, restaurants and sports facilities, making everyday life easy and comfortable. It also benefits from excellent public transport connections and quick access to the city's main roads, allowing you to reach Málaga's Historic Centre, María Zambrano AVE train station, the international airport and the city's beaches within just a few minutes. A practical and well-connected location, perfect both as a permanent residence and as an investment opportunity.

Distribution

The property is southeast-facing. It offers a total built area of 38,5m2, with 32,5m2 of usable living space. The layout comprises an entrance hall, a bright living-dining room with impressive double-height ceilings, a fully fitted open-plan kitchen equipped with high-end appliances, a designated bedroom area and a full bathroom with a walk-in shower. Thanks to its high ceilings, the property is ideal for creating a mezzanine level. The project and architectural plans are available.

Qualities

The property has been built with a strong commitment to energy efficiency, using premium materials and high-quality finishes. Highlights include the exterior walls and partition walls constructed using the Baupartner system, featuring integrated insulation within the wall core that complies with the most demanding European standards for energy efficiency and thermal comfort. The exterior joinery is fitted with KÖMMERLING windows, ensuring excellent thermal and acoustic insulation. The interior walls and ceilings are insulated with high-density rock wool. The main entrance door features a triple-lock security system. The bathroom is fitted with Roca sanitary ware. The kitchen is equipped with Balay appliances. The property is also pre-installed for television and internet connections.

Regulations

Valid Energy Performance Certificate. In compliance with Andalusian Regional Government Decree 218/2005 of 11 October, consumers are informed that the advertised price does not include the costs associated with the purchase of the property under current legislation (Property Transfer Tax (ITP), notary fees and, in the case of new-build properties, VAT).

Contact Us

For further information about this property, please do not hesitate to contact us. We will be delighted to assist you.