



## DUPLEX IN EL LIMONAR, EAST MALAGA

C. Ramal de Monte Sancha, 28, Málaga-Este, 29016 Málaga, España

# 2.250.000 €



Concha Montañez Fortuny

CEO

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**The essentials**

<b>Area:</b> 178 m <sup>2</sup>	<b>Lot size:</b> 142 m <sup>2</sup>
<b>Bedrooms:</b> 3 beds	<b>Bathrooms:</b> 4 baths
<b>Toilets:</b> 1 half bath	<b>Floors:</b> 2 floors
<b>Garage:</b> 1	<b>CEE:</b> En Trámite
<b>Status:</b> Excellent	<b>Category:</b> Duplex, New Builds
<b>ID property:</b> 1066V	

## Main features

**Features:** American Kitchen, Built in wardrobes, Elevator, Furnished kitchen, Kitchen equipped with appliances, Parking, Private Garden, Terrace, Unfurnished

AN OASIS OF ELEGANCE, WELL-BEING, COMFORT AND LUXURY OFFERS US THIS DUPLEX WITH PRIVATE GARDEN AND ROOFTOP WITH PRIVILEGED VIEWS OF THE MEDITERRANEAN SEA LOCATED IN THE LOWER AREA OF EL LIMONAR, MALAGA. Fortuny Hogares Únicos presents this modern, luxurious and comfortable duplex located in the sought-after residential area of El Limonar, an oasis of luxury and comfort in the heart of the city. Its privileged position, just a few minutes walk from the emblematic beach of La Malagueta and a short stroll from the Historic Centre offers an exclusive lifestyle. Surrounded by essential services such as supermarkets, pharmacies, banks and a wide range of educational facilities, this home fuses sophistication with convenience. In the surrounding area, you will find additional services such as parks, sports facilities and health centres. We present an exclusive new building in the heart of the city, comprising four luxurious two and three-bedroom homes. The properties stand out for their spacious terraces and private outdoor areas, connected to the interior spaces by large windows offering panoramic views. Surrounded by green areas and with privileged sea views, this new development offers a unique residential experience that combines elegance and comfort, respecting the historical elements and fusing them with the modern, making a unique and exclusive complex. The beautiful duplex has a total built area of 215m2 including the communal areas, 178m2 of constructed living space and 142m2 of usable space and is distributed over two comfortable floors: -Ground floor: access to the property, an entrance hall, a spacious, bright and modern living-dining room with large windows that provide natural light and give access to the private garden, a fully fitted open plan kitchen with all the details, laundry area, pantry, a bathroom, a guest toilet, a large bedroom with dressing room, direct access to the garden and an en-suite bathroom. A staircase leads to the first floor. -The first floor has a hallway and two bedrooms with a dressing room and an en-suite bathroom. The interiors are designed to the highest quality standards, using first-class materials with luxury finishes and exclusive installations. The qualities include Porcelanosa porcelain floors, PVC double glazed windows with anthracite grey finish, dressing rooms with white lacquered MDF fitted wardrobes, fully fitted bathrooms with Porcelanosa taps and sanitary ware, fully fitted kitchen with Gamadecor wall and base units and equipped with Siemens appliances. The private garden is 56m2, a perfect space to enjoy in the best company, with an outdoor dining room, chill-out area or barbecue, depending on the needs of the owners. The communal areas offer luxurious spaces for leisure and relaxation: a magnificent and unique rooftop terrace with breathtaking panoramic views of the Mediterranean Sea, two swimming pools with hammock and chill-out areas, a social area and a gym. The property has a parking space with electric charging included in the price. Energy Certificates are in process. In compliance with the RD of the Junta de Andalucía 218/2005 of the 11th of October, we inform the consumers that the indicated price does not include the expenses derived from the purchase of the property according to the current laws (ITP, notary expenses and in case of new construction the VAT tax). For further information, please do not hesitate to contact us. We will be happy to help you.

