



## DUPLEX PENTHOUSE IN PERCHEL SUR, MALAGA

**650.000 €**



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**The essentials**

**Area:** 108 m<sup>2</sup>

**Bedrooms:** 4 beds

**Floors:** 2 floors

**CEE:** En Trámite

**Category:** Duplex, Penthouse

**Year built:** 1993

**Lot size:** 97 m<sup>2</sup>

**Bathrooms:** 2 baths

**Garage:** 1

**Status:** Excellent

**ID property:** C404V

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## Main features

**Features:** Built in wardrobes, Double glazed windows, Elevator, Furnished kitchen, Independent Kitchen, Kitchen equipped with appliances, Parking, Solarium, Storage room, Terrace

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Fortuny Hogares Únicos presents this spacious and bright four-bedroom duplex penthouse. With a functional layout and a solarium terrace, it is the perfect home for those looking for comfort and quality of life in the heart of the city.

## Location

The property is located in one of the most central and well-communicated areas of Malaga. Its location in the Perchel Sur neighbourhood, just 10 minutes walk from the historic centre, allows you to enjoy the cultural, gastronomic and commercial offers of the city. In addition, less than 15 minutes walk away you will find the Huelin beach and the Paseo Marítimo Antonio Machado, where you can enjoy the Mediterranean and its emblematic beach bars. It is a three-minute walk to El Corte Inglés and the Larios shopping centre. In the surrounding area, you will find supermarkets, shops, schools, medical centres, and public transport stops.

## Distribution

The property is west-facing. It has a constructed area of 108m<sup>2</sup> and approximately 97m<sup>2</sup> usable area. It is distributed over two floors plus a solarium terrace:

### Ground floor

It consists of an entrance hall, a large and bright living-dining room of 22m<sup>2</sup> with large windows overlooking the street, a large independent kitchen, fully fitted and equipped, a hallway, two bedrooms and a bathroom.

### Upper floor

It consists of a hallway, a master bedroom with fitted wardrobes, a second bedroom with an attic with fitted wardrobes, a storage room, a bathroom and a terrace of 12m<sup>2</sup>. A spiral staircase leads to the solarium.

## Solarium

The solarium terrace has awnings, ideal to be used as an outdoor dining room or to enjoy the sun and relax.

## Qualities

The house was built in 1993. It has very good qualities. We highlight the skylight in the stairwell that provides a lot of light, marble floor, double-glazed windows and wooden doors. The duplex penthouse has a 19m<sup>2</sup> parking space in a nearby building, which is included in the price.

## Regulations

Energy certificates are in process. In compliance with the RD of the Junta de Andalucía 218/2005 of 11 October, we inform consumers that the price indicated does not include the costs derived from the purchase of the property according to the laws in force (ITP, notary fees and in the case of new construction the VAT tax).

## Contact us

For further information, please do not hesitate to contact us. We will be happy to help you.

