



# FORTUNY

## HOGARES ÚNICOS

### DUPLEX WITH SEA VIEWS IN WEST MALAGA

C/ Pacífico, 202, Carretera de Cádiz, 29004 Málaga, España

# 2.150.000 €



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### The essentials

<b>Area:</b> 148 m <sup>2</sup>	<b>Lot size:</b> 125 m <sup>2</sup>
<b>Bedrooms:</b> 3 beds	<b>Bathrooms:</b> 3 baths
<b>Floors:</b> 2 floors	<b>Garage:</b> 2
<b>Storage room:</b> 1	<b>CEE:</b> A
<b>Status:</b> A estrenar, Brand New, Excellent	<b>Category:</b> Duplex, New Builds
<b>ID property:</b> P928V	

## Main features

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

SUSTAINABLE, ELEGANT, MODERN, EXCLUSIVE THREE-BEDROOM DUPLEX OF CONTEMPORARY DESIGN WITH TERRACE AND SEA VIEWS IN FRONT OF THE PROMENADE ANTONIO BANDERAS, DREAMLIKE COMMUNAL AREAS WITH SWIMMING POOL AND GYM, WEST MALAGA.

Fortuny Hogares Únicos presents this exclusive three-bedroom duplex with a modern design located on the beachfront, opposite the Antonio Banderas promenade in Malaga. The property is located in a building of modern architecture and is only ten minutes from the airport and 5 minutes from the Vialia train station and the historic centre of Malaga. In the surrounding area, you will enjoy all the necessary services: sports facilities, health centres, pharmacies, restaurants, shopping centres, schools and university centres. The modern duplex has a total built area of 148m2 with communal areas, 125m2 of living space and 18m2 of terraces and is distributed over two floors: -Lower floor: it consists of an entrance hall with fitted wardrobes, a spacious and bright living-dining room with access to a sunny terrace with views to the Mediterranean Sea, a fully fitted open plan kitchen with high and low furniture, a laundry area, a guest toilet. A staircase leads to the upper floor. Upper floor: a hallway, three bedrooms in total: the master bedroom has a dressing room, an en-suite bathroom and access to a private terrace, two further bedrooms with fitted wardrobes, a second complete bathroom. The highest standards of construction have been used and the property boasts excellent qualities. Among them, we highlight an armoured entrance door, white lacquered interior doors, natural wood floors, double glazed windows, motorized blinds, ducted air conditioning, a domotic system, a fully fitted kitchen equipped with dishwasher, oven, microwave, induction hob, fridge and extractor hood; bathrooms with all the sanitary ware and solar panels. The communal areas meet all the expectations for a modern home: solarium on the roof terrace and infinity pool with saline water, workspace with meeting rooms, gymnasium with weights area, boxing and cardio area. It has a two parking spaces with charging for electric vehicles and a storage room, included in the price. Energy Certification: "A". The property has the BREEAM sustainability certification. 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). The information provided is indicative, is not binding and has no contractual value. This information may have undergone modifications which have not yet been incorporated. For further information, please do not hesitate to contact us. We will be happy to help you.

