

ELEGANT DESIGN STUDIO IN MALAGA

Pje. del Dracma, 2, Carretera de Cádiz, 29006 Málaga, Spain

195.000 €



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The essentials

Type of operation: Venta

Area: 44 m²

Lot size: 35 m²

Bedrooms: 1 bed

Bathrooms: 1 bath

CEE: En Trámite

Status: Excellent

Category: Studio

ID property: 1142V

Main features

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

EXCELLENT INVESTMENT OPPORTUNITY: ELEGANT CONTEMPORARY DESIGN STUDIO WITH PREMIUM FINISHES IN PASEO DE LOS TILOS, MÁLAGA

Fortuny Hogares Únicos presents this exclusive contemporary design studio, conceived to offer maximum comfort, efficiency and privacy thanks to its excellent finishes in a strategically located area of Málaga.

Location

Located in the Paseo de los Tilos area of Málaga, this studio enjoys a practical and well-connected location, surrounded by all the services required for everyday living. It is very well connected and next to key points such as Vialia María Zambrano, the train station and El Perchel Metro station. The surrounding area offers supermarkets, local shops, pharmacies, health centres, cafés, restaurants, gyms and other essential services. In addition, it benefits from excellent public transport connections and convenient access to the city's main roads, making it an especially attractive option both for those looking for a functional home in Málaga and for those interested in an investment with strong potential.

Distribution

The studio has a total built area of 44m2 and 35m2 of usable space. It comprises an open-plan living-dining-kitchen area. The kitchen is fully furnished and equipped with appliances. Bedroom area with fitted wardrobes and a complete en-suite bathroom.

Qualities

The property has been designed with a particular focus on comfort, energy efficiency and thermal and acoustic insulation. It features PVC windows with KÖMMERLING profiles and double glazing, matching aluminium shutters, and a reinforced aluminium entrance door. The entire perimeter of the property benefits from thermal and acoustic insulation using Pladur systems and Sonorock Plus rock wool. The property also features a SIBER Eco stale-air extraction system, air conditioning through a Samsung split unit, Ramón Soler taps and high-quality sanitary ware. The kitchen is delivered fully equipped, with high-quality cabinetry, a porcelain worktop and splashback, and appliances.

Regulations

Valid Energy Performance Certificates. 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 in accordance with current legislation (Property Transfer Tax (ITP), notary fees and, in the case of new-build properties, VAT). This property is subject to VAT; a change of use from commercial premises to residential has been carried out.

Contact Us

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





