



## EXCEPTIONAL LUXURY GROUND FLOOR APARTMENT IN EAST MALAGA, EL MORLACO

El Morlaco, Málaga-Este, Málaga, España

# Call for price



Carolina Valcarce

Property Advisor

[carolina@fortunyhogaresunicos.com](mailto:carolina@fortunyhogaresunicos.com)

<https://www.fortunyhogaresunicos.com/en//ref/C420V>

+34 619 23 80 78

+34 951 43 50 90

---

## The essentials

**Type of operation:** Venta

**Lot size:** 148 m<sup>2</sup>

**Bathrooms:** 3 baths

**Garage:** 4

**CEE:** En Trámite

**Category:** Apartment, New Builds

**Area:** 620 m<sup>2</sup>

**Bedrooms:** 3 beds

**Toilets:** 2 half baths

**Storage room:** 1

**Status:** A estrenar, Brand New, Excellent

**ID property:** C420V

---

## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Double glazed windows, Elevator, Furnished kitchen, Home automation, Kitchen equipped with appliances, Parking, Pool, Porcelain tile floor, Private Garden, Radiant floor, Sea view, Security door, Storage room, Terrace

---

**A UNIQUE AND UNPARALLELED PROJECT, LOCATED IN THE MOST EXCLUSIVE AREA OF MÁLAGA AND DESIGNED FOR THOSE WHO SEEK EXTRAORDINARY QUALITIES, HIGH-END DETAILS, PRIVACY, SPACIOUSNESS, COMFORT, SERENITY, LIGHT, DREAMLIKE VIEWS — IN SHORT, LUXURY IN A NATURAL ENVIRONMENT.**

Fortuny Hogares Únicos presents this exceptional ground-floor apartment with a private garden where privacy, serenity, and excellence in every detail define a new concept of luxury. A project developed by the prestigious architects Cristián Valdivieso Ruiz-Tagle, José Morente Antolín, and Karin Van Bebber, internationally recognized for their avant-garde and sustainable vision, focused on luxury and high quality of life.

### Location

Located in the prestigious area of El Morlaco, this exclusive property is situated in one of the most sought-after residential enclaves in East Málaga. Renowned for its elegance, privacy, and natural surroundings. Surrounded by high-end detached villas, lush green areas, and just minutes from the city's best beaches, it offers a sophisticated and □□□□ lifestyle, ideal for those seeking quality, security, and distinction on the Costa del Sol. Its excellent connection to the Historic Center, the international airport, and international schools, together with its proximity to exclusive social clubs, high-end restaurants, and the iconic Parque del Morlaco, make this location an unbeatable choice to enjoy a luxurious life by the Mediterranean.

### Layout

The property is south-facing. It has a total built area of 620 sqm: 188 sqm of built living space, 148 sqm of usable living space, 235 sqm of outdoor areas, and a spacious 197 sqm storage room. It is distributed into an entrance hall, a spacious, bright, and elegant living-dining room with floor-to-ceiling windows that create a sense of unity between indoor and outdoor spaces, allowing the magnificent Mediterranean natural light to envelop and enhance the room. From the living room, there is access to the terrace with a chill-out area, outdoor kitchen, and dining area. An open-plan kitchen fully furnished and connected to the living room. A guest toilet, a hallway, three magnificent bedrooms with built-in wardrobes, and three en-suite bathrooms. The master bedroom features a walk-in closet and direct access to the terrace. A large storage room with a laundry area and a toilet.

### Qualities

The property meets the highest construction standards and offers excellent luxury finishes. Notable features include a solid wood entrance door and interior doors, aluminum carpentry with thermal break and double glazing, automated bioclimatic pergola, motorized interior blinds, large-format Bottega Acero porcelain flooring by Porcelanosa, and non-slip porcelain flooring on terraces. Hot water is provided by aerothermal energy, air conditioning via fan coils, a ventilation system, and underfloor heating. Built-in wardrobes with glass and wood finishes. Fully equipped bathrooms. Home automation system controlling lighting, blinds, alarms, aerothermal system, and ventilation.

High-end designer kitchen, fully furnished with dark wood cabinetry and stone countertops. Equipped with Gaggenau appliances: induction hob, oven, microwave, dishwasher, and fridge-freezer. Furnished laundry area with Miele washing tower.

Each property can be individually customized through the selection of interior finishes, furniture, and decorative elements, always supported by a team of specialists who ensure aesthetic harmony and functionality. This approach allows the creation of unique spaces tailored to the owner's needs while preserving the project's excellence and architectural identity.

### Outdoor areas

The property features a large terrace with a chill-out area, outdoor kitchen, and dining space. A private swimming pool with a salt electrolysis

system and a garden area with an automated irrigation system.

## Common areas

The property includes three parking spaces for cars with an electric charging point installation and one space for motorcycles. License plate recognition sensors for garage access. Elevator with security code or facial recognition.

## Regulations

Energy certificates in process.

In compliance with the Andalusian Regional Government Decree 218/2005 of October 11, consumers are informed that the indicated price does not include expenses related to the property purchase according to current laws (ITP, notary fees, and in the case of new developments, VAT).

The price is subject to possible changes depending on the progress of construction.

## Contact us

We present a magnificent property located in the heart of East Málaga, where you can enjoy a unique lifestyle, close to all services and just steps from the beach.

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

