



LUXURY DUPLEX IN MÁLAGA EAST

P.º de Sancha, 55, Málaga-Este, 29016 Málaga, España

3.150.000 €



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The essentials

Area: 314 m²

Bedrooms: 4 beds

Floors: 2 floors

Storage room: 1

Status: Excellent

ID property: 1061V

Lot size: 227 m²

Bathrooms: 4 baths

Garage: 1

CEE: En Trámite

Category: Duplex

Main features

Features: Air conditioning / Heating, American Kitchen, Built in wardrobes, Community garden, Community pool, Double glazed windows, Elevator, Furnished kitchen, Kitchen equipped with appliances, Marble floor, Parking, Radiant floor, Sea view, Security door, Storage room, Terrace

HOME WITH HISTORY, LUXURY AND ELEGANCE MERGE IN THIS DUPLEX WITH PRIVATE GARDEN THAT IS PART OF A RESIDENTIAL COMPLEX OF 5 UNIQUE HOMES IN A BEAUTIFUL MANSION OF THE 20S FULLY RESTORED WITH BEAUTIFUL VIEWS OF THE MEDITERRANEAN SEA, LOCATED IN THE LOWER AREA OF LIMONAR, MONTE SANCHÁ A FEW METERS FROM THE BEACH AND THE PROMENADE PABLO RUIZ PICASSO, MÁLAGA. Fortuny Hogares Únicos presents this spectacular, contemporary, elegant and spacious duplex located in a fully restored urban palace with heritage value of eclectic style of the 20's and architectural protection due to its high constructive value, reflecting a golden age in the history of Málaga. The luxury property offers an exclusive and comfortable lifestyle, thanks to its privileged location, just 150 metres from the beach in Málaga East, opposite the Pablo Ruiz Picasso promenade, close to supermarkets, shops, hospitals and a wide range of educational centres, restaurants and leisure facilities. Only 150 m from the beach, it has all the comforts of being perfectly communicated, not only with the city centre but also with the Pablo Ruiz Picasso airport, Muelle Uno and the María Zambrano train station. The duplex is south-facing and has a total built area of 314m² of living space, 227m² of usable space, 91m² of terrace and 304m² of garden. It is distributed in two comfortable floors with luxurious, modern and elegant design: -Ground floor: consists of an entrance hall, a spacious living-dining room with large windows that provide abundant natural light and panoramic views of the beautiful garden, a modern kitchen open to the dining room, fully furnished and equipped with appliances, a hallway distributor with fitted wardrobes, two large bedrooms with fitted wardrobes and two en-suite bathrooms, a guest toilet with laundry area. The upper floor is accessed via a staircase or lift that connects all floors. Upstairs: consists of a hallway, two large bedrooms with a dressing room and en-suite bathroom; the master bedroom has access to a fantastic 85m² terrace with sea views, all adorned with spectacular five Tuscan columns and glazed tiles, cornices with subtle classical mouldings. The interiors are designed to the highest quality standards, using first-class materials from Porcelanosa. The qualities include a security entrance door, lacquered interior doors, lacquered pine wood exterior carpentry, double-glazed windows and balcony doors, marble floors with a mix of original recovered pieces and selected new pieces, Porcelanosa taps and bathroom fittings, a fully equipped kitchen with Bosch appliances, home automation system with voice control, installation of an aero-thermal system for DHW, underfloor heating, ducted air conditioning, The communal areas are spectacular, offering large landscaped areas with mature vegetation and a communal swimming pool where you can enjoy the sunshine and the Mediterranean breeze practically all year round. The property has a parking space 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.

