



## MAGNIFICENT PENTHOUSE IN EAST MALAGA, EL MORLACO

El Morlaco, Málaga-Este, Málaga, España

# Call for price



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**The essentials**

**Type of operation:** Venta  
**Lot size:** 143 m<sup>2</sup>  
**Bathrooms:** 3 baths  
**Garage:** 4  
**CEE:** En Trámite  
**Category:** New Builds, Penthouse

**Area:** 397 m<sup>2</sup>  
**Bedrooms:** 3 beds  
**Toilets:** 1 half bath  
**Storage room:** 1  
**Status:** A estrenar, Brand New, Excellent  
**ID property:** C426V

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## 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, Radiant floor, Sea view, Security door, Solarium, Storage room, Terrace

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**A UNIQUE AND UNMATCHABLE PROJECT, LOCATED IN THE MOST EXCLUSIVE AREA OF MÁLAGA AND DESIGNED FOR THOSE SEEKING EXCEPTIONAL QUALITY, HIGH-END DETAILS, PRIVACY, SPACIOUSNESS, COMFORT, SERENITY, LIGHT AND STUNNING VIEWS — IN SHORT, LUXURY IN A NATURAL SETTING.**

Fortuny Hogares Únicos presents this magnificent penthouse 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 set in one of the most sought-after residential enclaves of East Málaga. Renowned for its elegance, privacy and natural surroundings. Surrounded by high-end detached villas, lush green areas and just minutes from the best beaches in the city, it offers a sophisticated and tranquil lifestyle, ideal for those seeking quality, security and distinction on the Costa del Sol. Its excellent connection with the Historic Centre, the international airport and international schools, together with its proximity to exclusive social clubs, high-end restaurants and the emblematic Morlaco Park, make this location an unbeatable choice to enjoy a luxurious life by the Mediterranean.

## Layout

The penthouse is south-facing. It has a total built area of 397m<sup>2</sup>: 183m<sup>2</sup> built living space, 143m<sup>2</sup> usable living space, 127m<sup>2</sup> of terraces and a large 87m<sup>2</sup> 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 continuity between the indoor and outdoor areas, allowing the magnificent natural Mediterranean light to envelop and enhance the space. From the living room there is access to a terrace with a chill-out area. An open-plan kitchen, fully furnished. 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.

## Qualities

The property meets the highest construction standards. It features excellent luxury qualities. Notable elements 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 stoneware flooring by Porcelanosa, non-slip porcelain flooring on terraces. Hot water by atherothermal system, air conditioning via Fan Coils, ventilation system, underfloor heating. Built-in wardrobes with glass and wood. Fully equipped bathrooms. Home automation system for control of lighting, blinds, alarms, atherothermal system and ventilation system.

High-end designer kitchen, fully furnished with dark wood cabinets and stone countertop. Kitchen equipped with Gaggenau appliances: induction hob, oven, microwave, dishwasher, 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 with the support of a team of specialists who ensure the aesthetic harmony and functionality of the whole. This approach allows the creation of unique spaces tailored to the owner's needs, while preserving the standards of excellence and the architectural identity of the project.

## Outdoor Areas

The property has access to a second terrace with a private swimming pool with a salt electrolysis system, as well as an outdoor kitchen and dining area, ideal for enjoying the Mediterranean climate almost all year round.

## Communal Areas

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

## Regulations

Energy certificates in process.

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

The price is subject to possible modifications depending on the progress of the works.

## Contact Us

We present a magnificent penthouse 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.

