

MODERN 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: 45 m²

Lot size: 38 m²

Bedrooms: 1 bed

Bathrooms: 1 bath

CEE: En Trámite

Status: Excellent

Category: Studio

ID property: 1143V

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 QUALITIES 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 qualities in a strategic location in 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 needed for everyday life. It is very well connected and next to key points such as Vialia María Zambrano, the train station and El Perchel Metro station. In the surrounding area you will find supermarkets, local shops, pharmacies, health centres, cafés, restaurants, gyms and other essential services. It also 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 great potential.

Distribution

The studio has a total built area of 45m2 and 38m2 of usable living space. It comprises an open-plan living-dining-kitchen area. The kitchen is fully furnished and equipped with appliances, a sleeping area with fitted wardrobes and a complete en-suite bathroom.

Qualities

The property has been designed with a strong commitment to comfort, energy efficiency and thermal and acoustic insulation. It features PVC windows with KÖMMERLING profiles and double glazing, matching aluminium shutters. Reinforced aluminium entrance door. The entire perimeter of the property features 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 via 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 backsplash, and appliances.

Regulations

Valid energy certificates. In accordance with Royal Decree 218/2005 of the Junta de Andalucía, dated 11 October, consumers are hereby informed that the stated price does not include the costs arising from the purchase and sale of the property in accordance with current legislation (Property Transfer Tax, notary fees and, in the case of a new-build property, 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.





