



## NEW BUILD APARTMENT IN COLINAS DEL LIMONAR, MALAGA EAST

Av. Arrigo Boito, 1, Málaga-Este, 29016 Málaga, España

# 494.500 €



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### The essentials

**Area:** 103 m<sup>2</sup>

**Bedrooms:** 2 beds

**Garage:** 1

**CEE:** A

**Category:** Apartment, New Builds

**Lot size:** 73 m<sup>2</sup>

**Bathrooms:** 2 baths

**Storage room:** 1

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

**ID property:** P916V

## 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, Parking, Security door, Storage room, Terrace, Unfurnished

CONTEMPORARY AND FUNCTIONAL TWO-BEDROOM FLAT WITH EXTENSIVE COMMUNAL AREAS LOCATED IN THE PRESTIGIOUS AND SOUGHT-AFTER AREA OF COLINAS DEL LIMONAR, IN MALAGA EAST. Fortuny Hogares Únicos presents a magnificent apartment, located in one of the most sought-after residential areas of Malaga East, Colinas del Limonar, next to exclusive villas, the prestigious area El Mayorazgo, close to all services: public transport stops, education centres, health centres, supermarkets, gastronomic spaces, soon the El Mayorazgo Shopping Centre and 5 minutes from the beach and 10 minutes from the Historic Centre of the city. This exclusive flat is south facing and has a constructed area of 103m2 including the communal areas, 73m2 of living space, 13m2 of a terrace and is distributed in an entrance hall, a spacious and bright living-dining room, an open plan kitchen fully fitted with high and low-quality furniture and equipped, From the living room there is access to the large terrace with a covered and an open terrace, ideal to enjoy the Mediterranean climate, two bedrooms with built-in wardrobes covered in melamine, master bedroom has a bathroom en-suite. We highlight the excellent qualities: security entrance door, white lacquered doors, Climalit double-glazed windows, porcelain floors in the kitchen and bathroom, porcelain floors for exteriors in the terrace, tiled in porcelain stoneware in the bathroom; installation of video intercom, installation of telephone, TV, fibre optic, installation of telephone, TV, fibre optic, installation of telephone, TV, fibre optic, light point in terrace, Hansgrohe chrome mixer taps, air conditioning by ducts, ACS by individual fan heater, fully equipped kitchen with induction hob, independent oven, microwave, extractor hood and sink. The communal areas offer spacious garden areas for the enjoyment of the whole community, a swimming pool with overflowing saltwater cascade for adults, a children's pool, toilet and changing room, a multi-purpose room with equipped gymnasium and fitness room, children's play area, automatic irrigation in the communal zones. The property has a parking space and a storage room included in the price. It is a gated community with great privacy and security. The building is adapted for people with reduced mobility; it has a lift. Energy Certification: "A". 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.

