



FORTUNY  
HOGARES ÚNICOS

## NEW GROUND-FLOOR APARTMENT IN RINCON DE LA VICTORIA

C. Sietecolores, 29730, Málaga, España

424.000 €



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The essentials

**Area:** 73 m<sup>2</sup>  
**Bedrooms:** 2 beds  
**Garage:** 1  
**CEE:** B  
**Category:** Apartment, New Builds

**Lot size:** 66 m<sup>2</sup>  
**Bathrooms:** 2 baths  
**Storage room:** 1  
**Status:** Brand New, Excellent  
**ID property:** P901V2D

## 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, Porcelain tile floor, Sports area, Storage room, Terrace, Unfurnished

TRANQUILITY AND COMFORT IN THIS MAGNIFICENT TWO-BEDROOM GROUND FLOOR, THE COMMUNITY HAS LARGE COMMUNAL AREAS WITH GARDENS, A SWIMMING POOL AND A GYM. IT HAS A PARKING SPACE AND A STORAGE ROOM. EXCELLENT LOCATION IN RINCÓN DE LA VICTORIA, MALAGA. Fortuny Hogares Únicos presents this magnificent, bright and cosy property located in Zenaída in Rincón de la Victoria: a location of great scenic value. Only 5 minutes by car you can enjoy the centre of Rincón de la Victoria, shops, health centres, pharmacies, supermarkets, restaurants and beaches. The Añoreta Resort golf course is 5 minutes away from the property. Due to its location, the property enjoys good connections to the motorway to Malaga. It is only 20 minutes from the historic centre of Malaga and 30 minutes from Malaga Costa del Sol International Airport. The flat is south-facing and has a constructed area of 73m<sup>2</sup>, 66m<sup>2</sup> useful and a large terrace of 45m<sup>2</sup>. The property is distributed in an entrance hall, a spacious and bright living-dining room with direct access to the terrace, an open plan kitchen with a modern design, open to the living room fully furnished with high and low modular furniture and with laundry area, a hallway, two bedrooms with fitted wardrobes: the master bedroom has a complete bathroom en suite, a second complete bathroom that gives service to the rest of the rooms. The terrace has a covered part with outdoor dining and a chill-out area and an open-air part where architecture and nature blend to create an iconic space to enjoy stunning sea and mountain views. The property was designed by the prestigious Malaga architecture studio Maíz & Díaz, with the best construction materials and excellent qualities. Among them, we highlight the armoured entrance door with security lock, white lacquered folding doors, high-quality porcelain stoneware floors, non-slip porcelain stoneware floors on terraces, hot water by solar panels, pre-installation of air conditioning system by ducts in living room and bedrooms, fully equipped kitchen with Silestone type compact quartz worktop, electrical appliances, vitroceramic hob, extractor hood and extractor hood: glass-ceramic hob, extractor hood and Balay brand oven, sink with monochrome taps. Communal areas equipped with leisure, sports and relaxation areas. Here, you will enjoy the infinity swimming pool, the spacious garden areas and the equipped gymnasium for communal use. A parking space and a storage room are included in the price. The gated community is equipped with the best facilities and equipment for your enjoyment and well-being. The building is adapted for people with reduced mobility and has a lift. We present a property in which the ample spaces, the careful distribution and the terraces that merge with nature stand out, ideal for those looking for privacy, comfort and functionality. Energy Efficiency Certificate: B 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.

