



ORTUNY  
HOGARES UNICOS

## ONE-BEDROOM APARTMENT IN MÁLAGA EAST

C. Arces, Málaga-Este, 29018 Málaga, España

**335.000 €**



Jesús Osborne  
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### The essentials

**Area: 68 m<sup>2</sup>**

**Bedrooms: 1 bed**

**Storage room: 1**

**Status: Good**

**ID property: P1079V**

**Lot size: 55 m<sup>2</sup>**

**Bathrooms: 1 bath**

**CEE: En Trámite**

**Category: Apartamento, Apartment**

**Year built: 1980**

## Main features

**Features:** Air conditioning / Heating, Built in wardrobes, Community pool, Double glazed windows, Elevator, Furnished kitchen, Independent Kitchen, Kitchen equipped with appliances, Storage room, Terrace, Unfurnished, Vistas a la ciudad

### PRACTICAL AND SUNNY ONE-BEDROOM APARTMENT WITH COMMUNAL GARDENS AND POOL IN THE HEART OF CERRADO DE CALDERÓN, MÁLAGA EAST

Fortuny Hogares Únicos presents for sale this one-bedroom apartment in one of the most prestigious residential areas of Málaga East, Cerrado de Calderón.

#### Location

The property is situated in the heart of Cerrado de Calderón, one of the most exclusive, quiet, and established residential areas in Málaga East. The surrounding area offers all essential services: supermarkets, pharmacies, banks, and a wide variety of restaurants and leisure options. It is located very close to the El Candado Marina and its golf course. The property enjoys excellent connectivity, with direct and quick access to the A-7 highway, and is perfectly connected to the city center and the beaches of Pedregalejo via public transport, combining the peace of an elevated area with proximity to all essential services.

#### Layout

The apartment is southwest-facing, ensuring afternoon sun and brightness. It consists of 68m<sup>2</sup> built area (55m<sup>2</sup> usable) and is distributed into a spacious and bright living-dining room with access to a sunny 8m<sup>2</sup> terrace offering unobstructed urban views. It features an independent kitchen fully furnished and equipped, one bedroom with built-in wardrobes, and a full en-suite bathroom.

#### Qualities

The property was built in 1980 and features high-quality finishes, including marble floors, Split-type air conditioning, a terrace equipped with an awning, a kitchen fully equipped with appliances, and an installed alarm system. The property has a tourist rental license.

#### Communal Areas

The residential complex offers well-maintained garden areas and a communal swimming pool, perfect for relaxation. The building features an elevator and is adapted for people with reduced mobility. The property includes a storage room in the price.

#### Regulations

Energy certificates are in progress. In compliance with the RD of the Junta de Andalucía 218/2005 of October 11, consumers are informed that the indicated price does not include expenses derived from the purchase of the property according to current laws (ITP, notary fees and, in the case of new construction, VAT tax).

#### Contact Us

For more information, please do not hesitate to contact us. We will be delighted to assist you.

