



## PENTHOUSE 200 METERS FROM THE BEACH IN WEST MALAGA

Plaza San Fermín, Carretera de Cádiz, 29003 Málaga, España

# 709.670 €



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### The essentials

**Type of operation:** Venta  
**Lot size:** 65 m<sup>2</sup>  
**Bathrooms:** 2 baths  
**CEE:** A  
**Category:** New Builds, Penthouse

**Area:** 77 m<sup>2</sup>  
**Bedrooms:** 2 beds  
**Garage:** 1  
**Status:** A estrenar, Brand New, Excellent  
**ID property:** P1097V

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## Main features

**Features:** Air conditioning / Heating, Built in wardrobes, Community garden, Community pool, Double glazed windows, Elevator, Furnished kitchen, Independent Kitchen, Kitchen equipped with appliances, Parking, Security door, Solarium, Terrace, Unfurnished

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### BEAUTIFUL TWO-BEDROOM PENTHOUSE WITH TERRACE AND SOLARIUM, ONE PARKING SPACE AND EXCELLENT QUALITIES 200 METERS FROM THE BEACH IN MÁLAGA

Fortuny Hogares Únicos presents this spectacular contemporary design penthouse. A property that stands out for its brightness, ideal for enjoying the Mediterranean lifestyle with all comforts in a perfectly connected environment just a few meters from the sea.

## Location

Located in the established area of Juan XXIII, this property is set in a strategic urban environment in Málaga that perfectly combines comfort, connectivity and proximity to the sea. Surrounded by all kinds of services: shops, supermarkets, educational centers, sports and healthcare facilities, the property also benefits from excellent connections thanks to its proximity to the metro and the main access roads to Málaga's ring road. Just 200 meters from the beach, this location allows you to enjoy the Mediterranean lifestyle without giving up the practicality of living in a well-connected and fully equipped area for daily life.

## Layout

The penthouse is southeast facing. It has a total built area of 77 m<sup>2</sup>, 65 m<sup>2</sup> usable space, a sunny 16 m<sup>2</sup> terrace and a 75 m<sup>2</sup> solarium. It is distributed into an entrance hall, a spacious and bright living-dining room with access to the terrace. A fully furnished independent kitchen with access to the terrace, a hallway, two bedrooms with built-in wardrobes. The master bedroom has an en-suite bathroom and access to a private terrace with access to the solarium. Second full bathroom and laundry area. The 75 m<sup>2</sup> solarium features an open-plan space ideal to be adapted according to the owners' needs.

## Qualities

The property meets the highest construction standards and offers excellent qualities. Notable features include thermal insulation, reinforced entrance door finished in white, white lacquered interior doors, double-glazed PVC windows, aluminum shutters, laminate flooring in the property, and porcelain stoneware flooring in bathrooms and terrace. Domestic hot water system (DHW) through individual aerothermal system, ducted hot/cold air conditioning, video intercom and photovoltaic panels. Kitchen equipped with upper and lower cabinets, quartz countertop, sink and tap, appliances: oven, microwave, induction hob, fridge-freezer, extractor hood, washing machine and dishwasher.

## Communal areas

The communal areas are designed for enjoyment and well-being, featuring a 150 m<sup>2</sup> swimming pool, landscaped gardens and a chill-out area equipped with sofa sets. The property includes one parking space, included in the price. The building has electric lifts with access from the garage to all residential floors.

## Regulations

Energy efficiency certificate: "A". In compliance with the Andalusian Government Decree 218/2005 of October 11, consumers are informed that the indicated price does not include expenses related to the purchase of the property according to current laws (ITP, notary fees and in the case of new developments, VAT).

## Contact us

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

