



## TWO-BEDROOMS APARTMENT IN VALLE NIZA

Av. Marqués de Valle Niza, 29749, Málaga, España

# 390.500 €



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### The essentials

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

**Bedrooms:** 2 beds

**Garage:** 1

**CEE:** En Trámite

**Category:** Apartment, New Builds

**Lot size:** 61 m<sup>2</sup>

**Bathrooms:** 2 baths

**Storage room:** 1

**Status:** A estrenar, Excellent

**ID property:** P428V

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## Main features

**Features:** Built in wardrobes, Community garden, Community pool, Double glazed windows, Elevator, Furnished kitchen, Independent Kitchen, Kitchen equipped with appliances, Parking, Porcelain tile floor, Sea view, Storage room, Terrace

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Fortuny Hogares Únicos offers this magnificent and bright apartment on the beachfront in Valle Niza, Malaga.

## Location

Located in Valle Niza, in the residential area of Costa Niza. In its surroundings, you will find all kinds of services, restaurants and points of tourist interest as the Archaeological and Monumental Complex of San Pitar and the Torre del Jaral. The house is located on the beachfront, just 3km from Torre del Mar and 5km from Rincón de la Victoria. You will reach the Historic Center of Malaga in 30 minutes by car.

## Layout

The property, facing east and west, consists of 68m<sup>2</sup> of living space, 61m<sup>2</sup> of usable space, and a spectacular 22m<sup>2</sup> terrace. It comprises an entrance hall, a welcoming and spacious living-dining room with access to the terrace with sea views, a fully furnished kitchen equipped with an extractor hood, ceramic hob, and sink, two bedrooms with built-in wardrobes, the master bedroom has an en-suite bathroom, and a second full bathroom serves the rest of the rooms.

## Features

The house has the best qualities. Among them, we highlight acoustic and thermal insulation, top quality porcelain stoneware floors, non-slip porcelain stoneware terrace floors, Climalit-type double-glazed windows, automated blinds in bedrooms and living room, entrance door metal security, white lacquered interior doors, fitted wardrobes lined with wood, pre-installation of air conditioning, glass screens in shower trays in the bathrooms.

## Common areas

The private common areas have large garden spaces with automatic irrigation and paved paths ideal for walking and relaxing and a swimming pool for community use. In addition, the community has a video intercom and lightning rod. The price of the house includes a parking space and a storage room. The garage is fully equipped according to current regulations, with an automatic door with remote control and elevators that go down to the basements.

## Contact Us

A magnificent opportunity for those who want to enjoy a quiet life with all the comforts at home, close to all essential services and points of interest in the city. The information provided is indicative, is not binding and has no contractual value. Said information may have undergone modifications that have not yet been incorporated. For more information, do not hesitate to contact us. We will be happy to help you.

