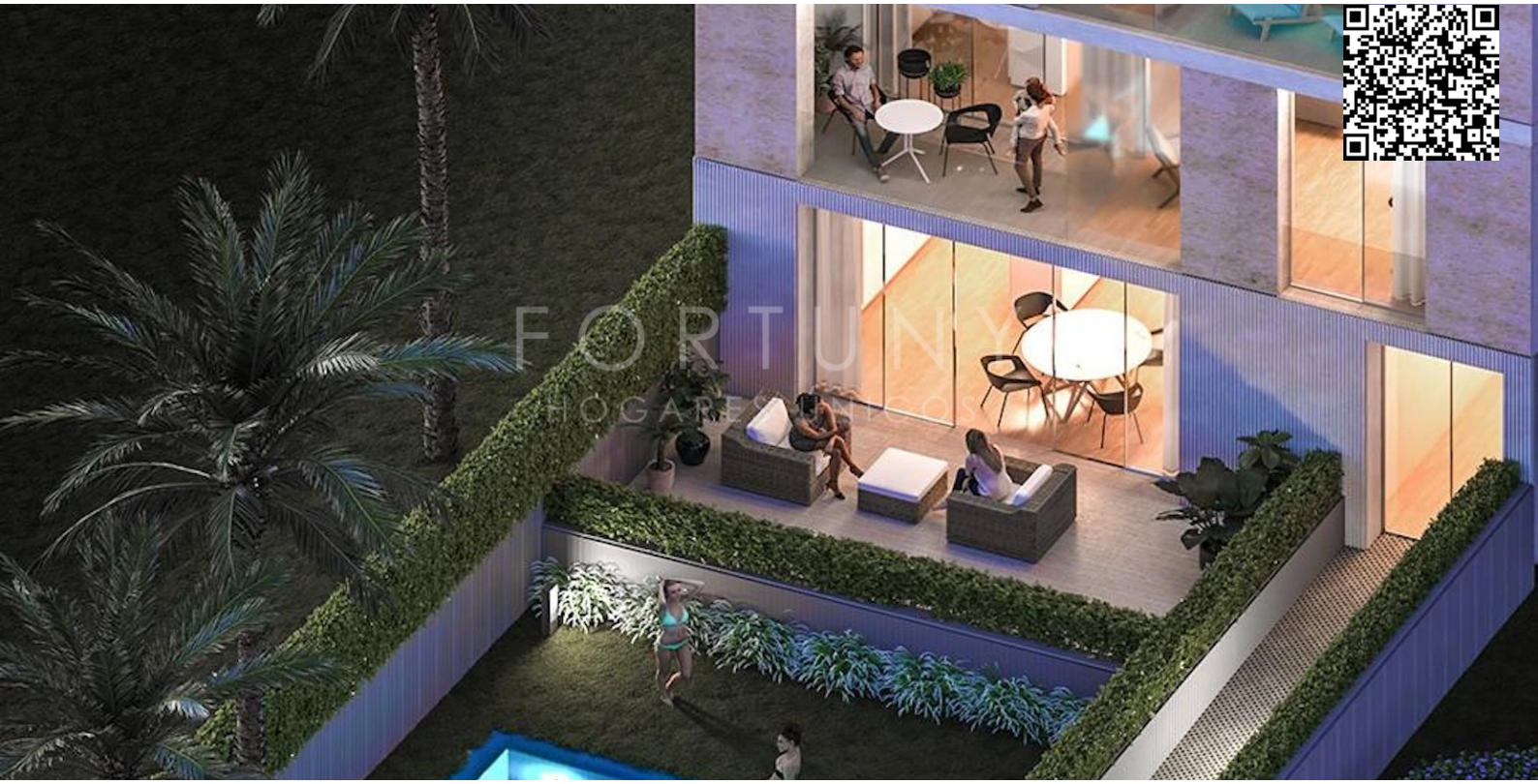


PROPERTY IN PASEO MARÍTIMO PABLO RUIZ PICASSO, MALAGA EAST

P.º de Sancha, 32, Málaga-Este, 29016 Málaga, España

1.800.000 €



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The essentials

Type of operation: Venta

Area: 275 m²

Lot size: 188 m²

Bedrooms: 3 beds

Bathrooms: 2 baths

Garage: 1

Storage room: 1

CEE: En Trámite

Status: A estrenar, Brand New, Excellent

Category: Apartment, New Builds

ID property: P973V

Main features

Features: Air conditioning / Heating, American Kitchen, Built in wardrobes, Community pool, Double glazed windows, Elevator, Furnished kitchen, Kitchen equipped with appliances, Parking, Storage room, Terrace, Unfurnished

Fortuny Hogares Únicos presents this exclusive new construction project on the beachfront in one of the most exclusive areas of Málaga in one of the most exclusive areas of Malaga East, Paseo de Sancha. A development that stands out for its architecture with simple and modern lines, respecting the original beauty, with an integral rehabilitation. An exclusive residential of four 2 and 3-bedroom homes with sea views and terraces, ample spaces and excellent qualities.

Location

The luxury property is located in the prestigious area of Paseo de Sancha, one of the most consolidated areas of Malaga East. The residential area offers all amenities, such as sports, health, education, leisure and restaurant facilities. Excellently connected to the main roads and has easy access to public transport stops. Within a few minutes' walking distance, you will enjoy emblematic places such as the Historic Centre of Malaga, La Malagueta, Muelle Uno and Calle Larios which are ideal for leisure and culture in Malaga.

Distribution

South-facing, it has a surface area of 275m2 including the communal areas, 188m2 of living space, two terraces of 23m2 and 30m2 respectively and is distributed over two floors:

Ground floor

It consists of an entrance hall with fitted wardrobes, a spacious and bright living-dining room with access to a terrace, an open plan kitchen open to the living room fully furnished with high and low furniture, three bedrooms with fitted wardrobes and access to a patio. The master bedroom has an en-suite bathroom and a second complete bathroom that serves the rest of the rooms.

The semi-basement

is ideal for a sauna, gymnasium, laundry room, or other needs.

Qualities

The property has the highest standards of construction and excellent luxury qualities. Among them, we highlight the armoured wooden access door with wood finish towards the common area and veneer towards the interior of the property. Façade with thermal and acoustic insulation of mineral wool. The production of DHW, air conditioning and heating is solved by means of a centralised aerothermal system, with high energy efficiency. The heating is provided by Uponor underfloor heating, while the air conditioning is provided by an individual Daikin heat pump. Double-glazed windows with high acoustic performance fitted with a solar control layer to avoid excess solar radiation when necessary. The flooring is continuous, large format 80x80 porcelain tiles, both indoors and outdoors (non-slip), ‘ad hoc’ lighting. Fully fitted kitchen equipped with electrical appliances: washing machine, dishwasher, fridge, sink, oven, induction hob, extractor hood and microwave, Bosch or similar in neutral tones. Within the qualities chosen in Porcelanosa, each client will be able to design their kitchen or personalise it to their taste.

Common areas

The communal areas have a pleasant swimming pool. The property has a parking space with an electric vehicle charger and a storage room.

Regulations

In compliance with the RD of the Junta de Andalucía 218/2005 of 11 October, we inform consumers that the price indicated does not include the costs derived from the purchase of the property according to the laws in force (ITP, notary fees and in the case of new construction the VAT tax). The information provided is indicative, is not binding and has no contractual value. This information may have undergone modifications which have not yet been incorporated.

Contact us

For further information, please do not hesitate to contact us. We will be happy to help you.

