



## UNIQUE PROPERTY IN EAST MALAGA, EL MORLACO

El Morlaco, Málaga-Este, Málaga, España

# Call for price



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**The essentials**

**Type of operation:** Venta  
**Lot size:** 148 m<sup>2</sup>  
**Bathrooms:** 3 baths  
**Garage:** 4  
**CEE:** En Trámite  
**Category:** Apartment, New Builds

**Area:** 327 m<sup>2</sup>  
**Bedrooms:** 3 beds  
**Toilets:** 1 half bath  
**Storage room:** 1  
**Status:** A estrenar, Brand New, Excellent  
**ID property:** C423V

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## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Double glazed windows, Elevator, Furnished kitchen, Home automation, Kitchen equipped with appliances, Parking, Pool, Porcelain tile floor, Radiant floor, Sea view, Security door, Storage room, Terrace

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**A UNIQUE AND UNMATCHED PROJECT, LOCATED IN THE MOST EXCLUSIVE AREA OF MÁLAGA AND DESIGNED FOR THOSE SEEKING EXCEPTIONAL QUALITY, HIGH-END DETAILS, PRIVACY, SPACIOUSNESS, COMFORT, SERENITY, NATURAL LIGHT, DREAMLIKE VIEWS — IN SHORT, LUXURY IN A NATURAL SETTING.**

Fortuny Hogares Únicos presents this exceptional property, where privacy, serenity, and excellence in every detail define a new concept of luxury. A project developed by renowned architects Cristián Valdivieso Ruiz-Tagle, José Morente Antolín, and Karin Van Bebber, internationally recognized for their avant-garde and sustainable vision focused on luxury and high quality of life.

## Location

Situated in the prestigious area of El Morlaco, this exclusive property is set in one of the most sought-after residential enclaves in Málaga East. Known for its elegance, privacy, and natural surroundings, it is surrounded by high-end detached villas, lush green areas, and just minutes from the city's finest beaches. It offers a sophisticated and *σθηρο* lifestyle, ideal for those seeking quality, security, and distinction on the Costa del Sol. Its excellent connection to the Historic Centre, the international airport, and international schools, together with its proximity to exclusive social clubs, fine dining restaurants, and the iconic Morlaco Park, make this location an outstanding choice for enjoying a luxurious Mediterranean lifestyle.

## Layout

The property is south-facing. It has a total built area of 327m<sup>2</sup>: 188m<sup>2</sup> of built living space, 148m<sup>2</sup> of usable living space, 41m<sup>2</sup> of terraces, and a spacious 98m<sup>2</sup> storage room. The layout includes an entrance hall, a large, bright, and elegant living-dining area with floor-to-ceiling windows that create a seamless connection between indoor and outdoor spaces, allowing the magnificent Mediterranean light to fill and enhance the room. From the living area, there is access to a terrace with a chill-out zone. An open-plan kitchen fully fitted and integrated into the living space. A guest toilet, a hallway, three magnificent bedrooms with built-in wardrobes, and three en-suite bathrooms. The master bedroom features a walk-in wardrobe and direct access to the terrace. A large storage room with a laundry area completes the property.

## Qualities

The property is built to the highest standards and features excellent luxury finishes. Highlights include a solid wood entrance door and interior doors, aluminium carpentry with thermal break and double glazing, an automated bioclimatic pergola, motorized interior blinds, large-format Bottega Acero porcelain flooring by Porcelanosa, and non-slip porcelain flooring on terraces. Hot water is provided by aerothermal energy, air conditioning via fan coils, a ventilation system, and underfloor heating throughout. Built-in wardrobes combine glass and wood finishes. Bathrooms are fully equipped. A home automation system controls lighting, blinds, alarms, aerothermal system, and ventilation.

The high-end designer kitchen is fully furnished with dark wood cabinetry and a stone countertop, and equipped with Gaggenau appliances: induction hob, oven, microwave, dishwasher, and fridge-freezer. The laundry area is fully fitted and includes a Miele washing and drying tower.

Each home can be individually customized through the selection of interior finishes, furnishings, and decorative elements, always supported by a team of specialists ensuring aesthetic harmony and functionality. This approach allows the creation of unique spaces tailored to the owner's needs, while preserving the project's architectural identity and standards of excellence.

## Outdoor Areas

The property also features access to a second terrace with a private swimming pool equipped with a salt electrolysis system.

## Communal Areas

The property includes three parking spaces for cars with installation for an electric charging point, as well as one space for motorcycles. License plate recognition sensors provide access to the garage.

Lift with security code or facial recognition system.

## Regulations

Energy performance certificates in process.

In compliance with the Andalusian Government Decree 218/2005 of October 11, consumers are informed that the indicated price does not include costs associated with the purchase of the property according to current legislation (transfer tax, notary fees, and in the case of new developments, VAT).

The price is subject to possible modifications depending on the progress of the construction.

## Contact Us

We present a unique property located in the heart of Málaga East, where you can enjoy a distinctive lifestyle, close to all amenities and just steps from the beach.

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

