



NEW-BUILD SEMI-DETACHED HOUSE IN EAST MALAGA

C. Apamares, Málaga-Este, 29016 Málaga, España

1.650.000 €



Concha Montañez Fortuny

CEO

concha@fortunyhogaresunicos.com

<https://www.fortunyhogaresunicos.com/en//ref/1060V>

+34 677 364 770

+34 951 43 50 90

The essentials

Area: 232 m ²	Lot size: 176 m ²
Plot: 371	Bedrooms: 3 beds
Bathrooms: 2 baths	Floors: 3 floors
Garage: 3	Storage room: 1
CEE: A	Status: Excellent
Category: New Builds, Semi Detached Houses	ID property: 1060V

Main features

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

CONTEMPORARY, LUXURIOUS AND ELEGANT HOME DEFINE THIS TOWNHOUSE WITH PRIVATE POOL AND GARDEN, WITH AN UNBEATABLE LOCATION IN MALAGA EAST, JUST A FEW METERS FROM THE BEACH, NEAR THE PROMENADE PABLO RUIZ PICASSO IN A COMPLEX OF TWO UNIQUE HOMES! Fortuny Hogares Únicos presents this magnificent, modern and elegant townhouse that offers an exclusive and comfortable lifestyle, thanks to its privileged location, just 150 metres from the beach in Málaga East, close to the Pablo Ruiz Picasso promenade. The townhouse is close to supermarkets, shops, restaurants, hospitals and a wide range of educational centres for all levels of education; only 150m from the beach, it has all the comforts of being perfectly communicated, not only with the city centre but also with the Pablo Ruiz Picasso airport, Muelle Uno and the train station María Zambrano. The beautiful semi-detached house has a total built area of 232m2 and 176m2 usable area. It is distributed on three comfortable floors of modern and elegant design. The private garden consists of 231m2: -Ground floor: consists of an entrance hall, a spacious living-dining room with large windows that provide abundant natural light and views to the beautiful garden, a modern kitchen open to the dining room, fully furnished and equipped with appliances, an interior patio, staircase and lift. - First floor: a hallway, three large bedrooms with fitted wardrobes, the master bedroom has an en-suite bathroom and access to a balcony with sea views, a second full bathroom which serves the rest of the bedrooms and a second balcony. -Basement floor: access to the property, three parking spaces, a hallway, a large storage room, a cleaning room, a toilet-laundry room, a staircase and a lift that connects all the floors. High-quality materials have been used in the construction of the property, providing a touch of luxury and sophistication. Among the qualities, we highlight security entrance door, lacquered MDF doors, double-glazed PVC windows, roller blinds in bedrooms, Porcelanosa ceramic floors, Simon home automation system with the possibility of voice control, video intercom, installation of aerothermal heating for DHW and underfloor heating, multisplit air conditioning, fully equipped kitchen with Bosch appliances, photovoltaic solar panels for electricity supply. Installation of photovoltaic energy together with the aerothermal system guarantees significant energy savings. The outdoor areas have a garden for sunbathing practically all year round, with terrace areas ideal for outdoor dining and leisure time and a private swimming pool to enjoy in the best company. The property has three parking spaces and a storage room included in the price. We present a townhouse with open spaces and bright environments, offering an exclusive and comfortable lifestyle with all services at hand and close to the beach in Malaga East. Energy Certification: "A". In compliance with the RD of the Junta de Andalucía 218/2005 of 11 October, we inform consumers that the indicated price does not include the expenses derived from the purchase of the property according to the laws in force (ITP, notary fees and in case of new construction the VAT tax). For further information, please do not hesitate to contact us. We will be happy to help you.

