

ELEGANT SEMI-DETACHED HOUSE IN EL LIMONAR, EAST MALAGA

C. Ramal de Monte Sancha, Málaga-Este, 29016 Málaga, España

2.750.000 €



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The essentials

Type of operation: Venta

Area: 257 m²

Lot size: 189 m²

Bedrooms: 3 beds

Bathrooms: 3 baths

Toilets: 1 half bath

Floors: 3 floors

Garage: 4

CEE: En Trámite

Status: A estrenar, Brand New, Excellent

Category: New Builds, Semi Detached Houses

ID property: 1125V

Main features

Features: Air conditioning / Heating, American Kitchen, Built in wardrobes, Double glazed windows, Elevator, Furnished kitchen, Home automation, Kitchen equipped with appliances, Parking, Porcelain tile floor, Private Garden, Sea view, Security door, Solar panels, Solarium, Terrace, Unfurnished

CONTEMPORARY ELEGANCE AND PREMIUM COMFORT IN THIS SOPHISTICATED THREE-BEDROOM SEMI-DETACHED HOUSE WITH HIGH-END FINISHES IN THE HEART OF EL LIMONAR, MÁLAGA EAST

Fortuny Hogares Únicos presents this sophisticated high-end townhouse in El Limonar, an exceptional property where spaciousness, contemporary elegance, and exclusive comfort come together in one of the most prestigious residential enclaves of Málaga East.

Location

The property is located in El Limonar, one of the most exclusive and well-established residential areas of Málaga East, renowned for its elegance, tranquillity, and proximity to the sea. The area offers an outstanding quality of life, with all essential services just minutes away. Nearby, you will find prestigious national and international schools, medical centres, supermarkets, select restaurants, and green spaces. The property also benefits from good public transport connections and quick access to Málaga's Historic Centre, just a 10-minute drive away, as well as the seafront promenade and the beaches of the eastern coast. A privileged setting that perfectly combines residential privacy, urban convenience, and the charm of the Mediterranean lifestyle.

Layout

The south-facing townhouse offers a total built area of 257 m2, with 189 m2 of usable space, a private garden of 185 m2, and a 70 m2 solarium. The property is distributed over two floors plus a rooftop level.

Ground Floor

This level comprises an entrance hall, a spacious and bright open-plan living-dining-kitchen area of 60 sqm with direct access to the garden. The kitchen is fully furnished and equipped with appliances. There is also a guest toilet, a laundry area, and a cloakroom. The upper floor is accessed via staircase or lift.

First Floor

This floor features a distribution hallway and three bedrooms with built-in wardrobes, each with its own en-suite bathroom. Two of the bedrooms have direct access to a terrace. There is also a utility/cleaning room.

Rooftop Level

The rooftop level consists of a landing and a generous 70 m2 solarium, ideal to be customised according to the owners' needs.

Qualities

This luxurious property boasts the highest construction standards and outstanding quality finishes. Highlights include an armoured and lacquered entrance door, lacquered MDF interior doors, suspended ceilings, PVC double-glazed windows with shutters in the bedrooms, porcelain flooring throughout, bathrooms finished with porcelain wall and floor tiles, Porcelanosa sanitary ware and fittings, a Gamadecor kitchen with Bosch appliances, home automation system for lighting and blinds, video intercom, aerothermal system for domestic hot water production, ducted air conditioning, and photovoltaic energy for electricity supply.

Outdoor Areas

The semi-detached house features a spacious private garden with a decorative water feature and a chill-out area, perfect for enjoying the Mediterranean climate throughout most of the year. The property includes four parking spaces, each measuring 12.5 m2.

Legal Notice

Energy certificates in process. In compliance with Andalusian Regional Government Decree 218/2005 of 11 October, consumers are informed that the stated price does not include expenses derived from the property purchase in accordance with current legislation (ITP, notary fees,

and VAT in the case of new-build properties).

Contact Us

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



