

# SEMI-DETACHED HOUSE IN RINCÓN DE LA VICTORIA

**C. Guadalquivir, 29730, Málaga, España**

## 695.000 €




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## The essentials

**Type of operation:** Venta

**Area: 273** m²

**Lot size: 232** m²

**Bedrooms: 4** beds

**Bathrooms: 3** baths

**Floors: 3** floors

**Garage:** 2

**CEE:** B

**Status:** A estrenar, Brand New, Excellent

**Category:** New Builds, Semi Detached Houses

**ID property:** P935V

## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Double glazed windows, Furnished kitchen, Kitchen equipped with appliances, Parking, Porcelain tile floor, Private Garden, Terrace

LIVING IN AN EXCLUSIVE SEMI-DETACHED HOUSE OF AVANT-GARDE DESIGN WITH A PRIVATE GARDEN AND SEA VIEWS, LOCATED IN A VERY WELL-COMMUNICATED AREA, IS WHAT THIS PROPERTY OFFERS US, 10 MINUTES FROM THE CITY OF MALAGA AND 500 METRES FROM THE BEACH OF RINCÓN DE LA VICTORIA. Fortuny Hogares Únicos presents this modern townhouse of avant-garde design, located in a well-established residential area Los Jarales, only 500 metres from the beach with pedestrian access, close to supermarkets and one kilometre from the centre of Rincón de la Victoria. The beautiful semi-detached house is southwest facing, has a total built area of 273m2, 232m2 of living space, 89m2 of terrace, 31m2 of private garden and is distributed over three floors: Ground floor: it consists of an entrance hall, a spacious and bright living-dining room with an exit to the terrace with a covered and an uncovered part and with access to the private garden, a fully fitted open plan kitchen with high and low furniture of great capacity and with access to a back terrace, a bedroom with built-in wardrobes, a courtesy toilet. A staircase leads to the first floor. The first floor consists of a hallway and three bedrooms with fitted wardrobes. The master bedroom has a dressing room, an en-suite bathroom access to a private terrace with spectacular sea views and a second bathroom. A staircase leads to the 56m2 solarium floor, ideal for enjoying the sea views and the magnificent Mediterranean climate. Basement floor: consists of a garage with capacity for two vehicles, a cleaning room and a utility room. The semi-detached house has the best qualities. Among them, we highlight facades with thermal insulation, porcelain stoneware floors in interiors, non-slip stoneware floors in terraces, underfloor heating and air conditioning by ducts, double-glazed windows, roller blinds, fitted kitchens with induction hob, extractor hood, electric oven, dishwasher, fridge, washing machine, compact quartz worktop; video entry phone with access from the street. Expected delivery date: second quarter of 2024. Energy Efficiency Certificate: "B". 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 expenses 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. For further information, please do not hesitate to contact us. We will be happy to help you.





