



## TERRACED HOUSE IN PEDREGALEJO BAJO, EAST MÁLAGA

C. Colombia, Málaga-Este, 29017 Málaga, España

**1.425.000 €**



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### The essentials

**Area: 403 m<sup>2</sup>**

**Bedrooms: 3 beds**

**Toilets: 1** half bath

**Garage: 2**

**CEE: A**

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

**Lot size: 197 m<sup>2</sup>**

**Bathrooms: 2** baths

**Floors: 2** floors

**Storage room: 1**

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

**ID property:** P937V

## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Double glazed windows, Parking, Private Garden, Security door, Solarium, Storage room, Terrace, Unfurnished

Fortuny Hogares Únicos is pleased to present this contemporary terraced house of innovative design and sustainable construction, with a private inner courtyard and large solarium.

## Location

The property is in one of the most exclusive, privileged and sought-after areas of Malaga East, Pedregalejo bajo, just 600 meters from the beach, close to all necessary services: sports facilities, restaurants and leisure areas, schools, children's education centres, health centres, pharmacies, supermarkets, public transport, only 10 minutes drive from the historic centre and the main access roads of the city are just a few minutes away.

## Distribution

This beautiful house has a total built area of 403m<sup>2</sup>, 197m<sup>2</sup> usable area, and 119m<sup>2</sup> usable of exterior and is distributed as follows:

### Ground floor

It consists of an entrance hall, a spacious and bright living room with access to a 7m<sup>2</sup> garden, a covered interior patio that allows one to enjoy the maximum of natural light and an open concept of the interior spaces, a large kitchen with a dining area, a guest toilet. The stairs lead to the first floor.

### First floor

It consists of a hallway and three bedrooms with fitted wardrobes. The master bedroom has a large en-suite bathroom and a second independent bathroom that serves the rest of the bedrooms.

### Solarium

It consists of an installation room and photovoltaic panels area, a large open-plan space that can be used as a chill-out area or according to the owners' needs.

### Semi-basement floor

It has two parking spaces with pre-installation for electric vehicle charging points and a storage room of 14,58m<sup>2</sup>.

## Qualities

This exclusive property has the best qualities and innovation in construction. We highlight the oak-coloured armoured entrance door, light oak interior doors, white lacquered and coated modular wardrobes, double-glazed aluminium windows, porcelain floors, wooden ceilings in the living room, kitchen and bedrooms, bathrooms equipped with all sanitary ware, steel pergola on the terrace, hot water with heat pump, split air conditioning, video intercom, photovoltaic solar panels: a renewable, sustainable and non-polluting energy source. Energy Efficiency Certification: A

## 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).

## Contact us

We present an exclusive semi-detached house where design, light and tranquillity merge to create the home of your dreams. For more information, please do not hesitate to contact us. We will be happy to help you.

