



TERRACED HOUSE IN PEDREGALEJO, MÁLAGA EAST

C. Portugal, 2, Málaga-Este, 29018 Málaga, España

1.445.000 €



Concha Montañez Fortuny

CEO

concha@fortunyhogaresunicos.com

<https://www.fortunyhogaresunicos.com/en//ref/1104V>

+34 677 364 770

+34 951 43 50 90

The essentials

Area: 148 m²

Plot: 149

Bathrooms: 3 baths

Floors: 3 floors

Storage room: 2

Status: Brand New, Excellent

ID property: 1104V

Lot size: 130 m²

Bedrooms: 3 beds

Toilets: 1 half bath

Garage: 2

CEE: En Trámite

Category: New Builds, Terraced House

Main features

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

Fortuny Hogares Únicos presents this terraced house in Pedregalejo, Málaga East. A new-build property with modern and avant-garde design, where you can enjoy a comfortable, functional and comfortable home.

Location

The property is located in one of the most sought-after areas of Málaga East, where residential tranquillity is combined with proximity to all essential services. Just 10 10-minute drive from the historic centre and a short walk from Pedregalejo Beach, this enclave allows you to enjoy a relaxed, Mediterranean lifestyle. In the surrounding area, you will find prestigious schools such as La Asunción and La Presentación, as well as a varied gastronomic offering with emblematic restaurants such as Hermanos Alba and Primitivo. For lovers of the outdoors, the seafront promenade, the Baños del Carmen and the Nereo Shipyards offer unique spaces for leisure and culture. In addition, there is easy access to medical centres, local shops and public transport, making this location the ideal place to live in comfort and style.

Layout

The terraced house sits on a plot of 149m². It has a built area of 148m² and is distributed over three floors:

Ground floor

It consists of a spacious and elegant living-dining room with large windows that provide a lot of light. From the living room, there is access to the outside, where you can relax on the 47m² terrace, the private garden and the swimming pool. The kitchen is open to the living room and is fully furnished, modern and top-of-the-range. A comfortable staircase leads to the upper floor.

First floor

Comprising of three spacious south-facing bedrooms with built-in wardrobes, large windows and three en-suite bathrooms.

Semi-basement floor

It has 111m² and is distributed in a hallway, two storage rooms, a utility room, a laundry area, a toilet and an open space ideal for a cinema room, gym or according to the needs of the owners.

Qualities

High-quality materials have been used in the construction of the house. Among the excellent qualities, we highlight photovoltaic panels for energy saving, PVC double-glazed Climalit windows, roller blinds in the bedrooms, armoured entrance doors, lacquered MDF doors, MDF built-in wardrobes, Porcelanosa porcelain floors. Bathrooms are tiled with Porcelanosa porcelain tiles and equipped with Porcelanosa sanitary ware and taps. The kitchen is fitted with wall and base units and equipped with Bosch appliances. The property has ducted air-conditioning, aerothermal heating for hot water, a domotic system and a video intercom.

Exteriors

The exterior areas have a large terrace, an English patio, a private garden with artificial grass, and a 7,51m² swimming pool to relax and enjoy the Mediterranean climate. The property has two outdoor parking spaces.

Regulations

Energy certificates are in process. 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

For further information about this terraced house in Pedregalejo, please do not hesitate to contact us. We will be happy to help you.

