



TWO-BEDROOM GROUND-FLOOR APARTMENT IN WEST MALAGA

Plaza San Fermín, Carretera de Cádiz, 29003 Málaga, España

409.940 €



Jesús Osborne

Promotions Manager

promociones@fortunyhogaresunicos.com

<https://www.fortunyhogaresunicos.com/en//ref/P1095V>

+34 620 90 94 15

+34 951 43 50 90

The essentials

Type of operation: Venta	Area: 77 m ²
Lot size: 65 m ²	Bedrooms: 2 beds
Bathrooms: 1 bath	Garage: 1
CEE: A	Status: A estrenar, Brand New, Excellent
Category: Apartment, New Builds	ID property: P1095V

Main features

Features: Air conditioning / Heating, Built in wardrobes, Community garden, Community pool, Double glazed windows, Elevator, Furnished kitchen, Independent Kitchen, Kitchen equipped with appliances, Parking, Security door, Terrace, Unfurnished

BEAUTIFUL TWO-BEDROOM GROUND FLOOR APARTMENT WITH A SUNNY TERRACE, ONE PARKING SPACE AND EXCELLENT QUALITIES 200 METERS FROM THE BEACH IN MÁLAGA

Fortuny Hogares Únicos presents this spectacular contemporary design ground floor apartment. A property that stands out for its brightness, ideal for enjoying the Mediterranean lifestyle with all comforts in a perfectly connected environment just a few meters from the sea.

Location

Located in the established area of Juan XXIII, this property is set in a strategic urban environment in Málaga that perfectly combines comfort, connectivity and proximity to the sea. Surrounded by all kinds of services: shops, supermarkets, educational centers, sports and healthcare facilities, the property also benefits from excellent connections thanks to its proximity to the metro and the main access roads to Málaga's ring road. Just 200 meters from the beach, this location allows you to enjoy the Mediterranean lifestyle without giving up the practicality of living in a well-connected and fully equipped area for daily life.

Layout

The ground floor apartment is southeast facing. It has a total built area of 77 m², 65 m² usable space and a sunny 17 m² terrace. It is distributed into an entrance hall, a spacious and bright living-dining room with access to the terrace. A fully furnished independent kitchen with access to the terrace, a hallway, two bedrooms with built-in wardrobes and access to the terrace. A full bathroom and laundry area. The entire property is adapted for people with reduced mobility.

Qualities

The property meets the highest construction standards and offers excellent qualities. Notable features include thermal insulation, reinforced entrance door finished in white, white lacquered interior doors, double-glazed PVC windows, aluminum shutters, laminate flooring in the property, and porcelain stoneware flooring in bathrooms and terrace. Domestic hot water system (DHW) through individual aerothermal system, ducted hot/cold air conditioning, video intercom and photovoltaic panels. Kitchen equipped with upper and lower cabinets, quartz countertop, sink and tap, appliances: oven, microwave, induction hob, fridge-freezer, extractor hood, washing machine and dishwasher.

Communal Areas

The communal areas are designed for enjoyment and well-being, featuring a 150 m² swimming pool, landscaped gardens and a chill-out area equipped with sofa sets. The property includes one parking space, included in the price. The building has electric lifts with access from the garage to all residential floors.

Regulations

Energy efficiency certificate: "A". In compliance with the Andalusian Government Decree 218/2005 of October 11, consumers are informed that the indicated price does not include expenses related to the purchase of the property according to current laws (ITP, notary fees and in the case of new developments, VAT).

Contact Us

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

