



## TWO-BEDROOM GROUND-FLOOR APARTMENT IN WEST MALAGA

Av. de José Ortega y Gasset, 29006 Málaga, España

# 340.000 €



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### The essentials

<b>Area:</b> 92 m <sup>2</sup>	<b>Lot size:</b> 67 m <sup>2</sup>
<b>Bedrooms:</b> 2 beds	<b>Bathrooms:</b> 2 baths
<b>Garage:</b> 1	<b>Storage room:</b> 1
<b>CEE:</b> A	<b>Status:</b> A estrenar, Brand New, Excellent
<b>Category:</b> Apartment, New Builds	<b>ID property:</b> P1070V

## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Children's area, Community garden, Community pool, Double glazed windows, Elevator, Furnished kitchen, Kitchen equipped with appliances, Parking, Porcelain tile floor, Private Garden, Sauna, Security door, Sports area, Storage room, Terrace

### NEW BUILD GROUND FLOOR APARTMENT WITH PRIVATE GARDEN AND TERRACE, LUXURY SOCIAL CLUB, AND DREAMLIKE COMMON AREAS IN WEST MALAGA

Fortuny Hogares Únicos presents a new concept of living where the luxuries of a private club are integrated into daily life. This magnificent home offers the opportunity to enjoy a more creative, relaxed, and healthy living space, featuring the tranquility of a luxury residential area.

### Location

The property enjoys a strategic location in the Cortijo Merino area, an expanding sector that combines efficient connections with proximity to key areas of interest. Its position is ideal for professionals and students, as it is located directly across from the University of Engineering and near the Plaza Mayor shopping centre, with quick and direct access to the Malaga ring road. Additionally, it is just a 5-minute drive from Guadalmar beach, thus combining the convenience of urban and academic life with the pleasure of being close to the sea.

### Layout

This north-facing ground-floor apartment consists of 92m2 built area, 67m2 usable area, and 39m2 of garden and terrace. It is distributed into an entrance hall, a spacious and bright living-dining room with access to the terrace and garden, an American-style kitchen fully furnished with high and low cabinets, two bedrooms with built-in wardrobes (the main bedroom features an en-suite bathroom), and a second full bathroom serving the rest of the rooms.

### Qualities

The property boasts excellent, state-of-the-art quality features. Highlights include double-glazed PVC windows, porcelain stoneware floors indoors, non-slip porcelain stoneware flooring on the terrace. An aerothermal system, ducted air conditioning in the living room and bedrooms, and a bathroom with a shower tray. The kitchen is fully equipped with an extractor hood, induction hob, washing machine, dishwasher, oven, and microwave.

### Common Areas

The common areas are designed for the whole family. They include an adult pool, a children's pool, a heated pool, sauna, gym, outdoor yoga area, water play area for children, gastro-bar (gastroteca), play library (ludoteca), and co-working room. The property includes a parking space and a storage room, both included in the price.

### Regulations

Energy Efficiency Certificate: "A". In compliance with RD of the Andalusian Regional Government 218/2005 of October 11, consumers are informed that the indicated price does not include expenses derived from the property's purchase and sale according to current laws (Property Transfer Tax (ITP), Notary fees, and in the case of new construction, VAT tax).

### Contact Us

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