



## APARTMENT IN EAST MALAGA, EL LIMONAR

C. República Argentina, 6, Málaga-Este, 29016 Málaga, España

# 1.150.000 €



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**The essentials**

**Area:** 124 m<sup>2</sup>

**Bedrooms:** 2 beds

**CEE:** En Trámite

**Category:** apartamento, Apartment

**Año remodelado:** 2024

**Lot size:** 80 m<sup>2</sup>

**Bathrooms:** 2 baths

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

**ID property:** P969V

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## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Community garden, Community pool, Double glazed windows, Furnished, Furnished kitchen, Kitchen equipped with appliances, Optional parking space, Security door, Terrace

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Luxury and comfort merge in this recently refurbished, brand-new apartment that forms part of a residential complex in a building with history.

## Location

The property is in a stately mansion from 1897 with four floors, situated in one of the most prestigious areas of Malaga East, the lower area of El Limonar, close to prestigious international schools, nursery schools, health centres, pharmacies, supermarkets, shops and public transport stops. The location is unbeatable, just 300 metres from the beach of Paseo Marítimo Pablo Ruiz Picasso and a wide range of leisure and restaurants with Mediterranean gastronomy. The historic centre can be reached in 10 minutes by car, and you will enjoy a wide range of cultural and leisure activities.

## Distribution

The property has a total built area of 124m<sup>2</sup>, including the communal areas, 80m<sup>2</sup> of living space and 5 m<sup>2</sup> of terrace. It is distributed in a spacious and bright living-dining room with access to the terrace, a fully furnished open-plan kitchen, two bedrooms and two complete bathrooms.

## Qualities

The building was built in 1897 and refurbished in 2023. The studio has the highest construction standards and excellent qualities. We highlight the refurbished protected façades, exterior wooden windows with double glazing, security entrance door, white lacquered interior doors, porcelain stoneware floors imitating wood, high ceilings, electric boiler for domestic hot water, hot and cold air conditioning with heat pump through ducts in living room and bedroom, ventilation system in kitchen and bathroom, fully fitted kitchen with high and low furniture and worktop and equipped with electrical appliances.

## Communal areas

The community has a beautiful swimming pool with salt water, a beach area and garden areas with trees and drip irrigation. The parking space is optional for an amount of 25.000€ taxes not included. The storage room is optional on request.

## Regulations

The information provided is for guidance only, is not binding and has no contractual value. This information may have undergone modifications that have not yet been incorporated. 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, please do not hesitate to contact us. We will be happy to help you.

