



## APARTMENT IN EAST MALAGA

C. Monte de Sancha, 28, Málaga-Este, 29016 Málaga, España

# 1.150.000 €



Concha Montañez Fortuny  
CEO

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**The essentials**

**Area:** 148 m<sup>2</sup>

**Bedrooms:** 3 beds

**Garage:** 1

**Status:** Excellent

**ID property:** 1057V

**Lot size:** 112 m<sup>2</sup>

**Bathrooms:** 3 baths

**CEE:** B

**Category:** Apartment, New Builds

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## Main features

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

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EXCLUSIVE PROJECT! IN LOVE WITH THIS BEAUTIFUL BUILDING COMPOSED OF THREE SPLENDID PROPERTIES. COMFORT, MODERNITY, EXCLUSIVITY, UNIQUE AND BRIGHT SPACES. GROUND FLOOR WITH LARGE TERRACE IN AN ELEGANT AND AVANT-GARDE BUILDING, LOCATED IN THE PRESTIGIOUS AREA OF MONTE SANCHA, MALAGA EAST. Fortuny Hogares Únicos presents this exclusive and unique property that combines privacy, quality and views of the Mediterranean Sea. With an unbeatable location in the Málaga East area, opposite the Pablo Ruiz Picasso promenade, where you will find all the services in the surroundings: shops, supermarkets, health centres, pharmacies, educational centres, children's schools, and public transport stops. The property is located only 150 metres from the beaches of Malaga East and has a great gastronomic and leisure offer that the city has to offer. The historic centre can be reached in 5 minutes by car. The international airport of Malaga Costa del Sol is only 20 minutes away. The elegant ground floor apartment has a constructed area of 148m<sup>2</sup>, 112m<sup>2</sup> usable area and 88m<sup>2</sup> of a terrace and a comfortable distribution: a spacious and bright living-dining room with large windows with access to the private uncovered terrace where you can relax, organize meetings and enjoy the sun, an open plan kitchen open to the living room fully fitted and equipped, laundry area, a hallway, an interior patio, three comfortable bedrooms with fitted wardrobes lined with wood each one with a bathroom en suite. The spacious outdoor area of the property is ideal for outdoor dining, chill-out areas or according to your needs. Here, you can enjoy the Mediterranean climate during any season of the year. The interiors are designed to the highest quality standards, using first-class materials from Porcelanosa. Among the qualities are a security entrance door, lacquered MDF folding doors, double-glazed windows, Porcelanosa ceramic floors, top-of-the-range kitchen with Bosch appliances, home automation system with voice control, video intercom, installation of aerotherm for DHW, multi-split air conditioning. The parking space is optional, and the sale price is 40.000€, taxes not included. We present a ground-floor apartment with a spacious and bright design, combining modern and traditional elements to create a unique home close to all the amenities that the city has to offer. Energy Certification: "B". 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 case of new construction the VAT tax). For further information, please do not hesitate to contact us. We will be happy to help you.

