



## APARTMENT IN EL LIMONAR, MALAGA EAST

Av. Camarón de la Isla, Málaga-Este, Málaga, España

# 467.000 €



Jesús Osborne

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**The essentials**

**Area:** 111 m<sup>2</sup>

**Bedrooms:** 3 beds

**Garage:** 1

**CEE:** En Trámite

**Category:** Apartment, New Builds

**Lot size:** 79 m<sup>2</sup>

**Bathrooms:** 2 baths

**Storage room:** 1

**Status:** Brand New, Excellent

**ID property:** P980V

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## Main features

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

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Fortuny Hogares Únicos presents this exclusive residential project of 62 homes with a contemporary and functional design, offering two and three-bedroom options. The homes have large open spaces, fully equipped kitchens, master bedrooms with en-suite bathrooms, terraces, two parking spaces and a storage room. The communal areas have a swimming pool and garden areas.

## Location

The property is located in the prestigious area of El Limonar, Malaga East. This location stands out for its tranquillity and proximity to all essential services. Supermarkets, pharmacies, restaurants and cafes are within walking distance. The area also has bus stops nearby, providing easy access to the city centre as well as other areas of Malaga. The beaches of La Caleta and Baños del Carmen are only a few minutes away, perfect for enjoying the sea and the Paseo Marítimo, with excellent and quick access to the motorway.

## Distribution

It consists of 111m<sup>2</sup> built with communal areas, 79m<sup>2</sup> useful and 7,5m<sup>2</sup> of terrace. It is distributed in an entrance hall, a spacious and bright living-dining room with access to the terrace, a fully fitted independent kitchen, a hallway, three bedrooms with fitted wardrobes, the master bedroom with an en-suite bathroom, and a second complete bathroom.

## Qualities

The property offers excellent qualities designed to guarantee maximum comfort and well-being. We highlight access doors with security locks, thermal and acoustic insulation, interior doors with a smooth white finish, and built-in wardrobes with bars for greater functionality. Porcelain floors in bedrooms and corridors, together with porcelain stoneware in bathrooms, kitchen and terrace, bathrooms equipped with mirror and quality finishes, ducted air conditioning, available in the living room and bedrooms, hot water is generated by solar panels and an electric water heater, contributing to the sustainability and energy efficiency of the property.

## Communal areas

The communal areas have been designed to offer high-quality facilities while optimising maintenance costs. The interior spaces include portals with durable flooring, low-energy lighting with presence detectors, a gym, a co-working space and a gourmet room. Outside, you can enjoy a communal swimming pool and a solarium. The property has two pre-loaded parking spaces for electric vehicles, and a storage room are included in the price.

## 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, please do not hesitate to contact us. We will be happy to help you.

