



## GROUND-FLOOR APARTMENT IN MALAGA EAST

Av. Arrigo Boito, 1, Málaga-Este, 29016 Málaga, España

# 651.500 €



Jesús Osborne

Promotions Manager

[promociones@fortunyhogaresunicos.com](mailto:promociones@fortunyhogaresunicos.com)

<https://www.fortunyhogaresunicos.com/en//ref/P930V>

+34 620 90 94 15

+34 951 43 50 90

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**The essentials**

**Area:** 135 m<sup>2</sup>

**Bedrooms:** 3 beds

**Garage:** 1

**CEE:** A

**Category:** Apartment, New Builds

**Lot size:** 94 m<sup>2</sup>

**Bathrooms:** 2 baths

**Storage room:** 1

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

**ID property:** P930V

## 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, Storage room, Terrace, Unfurnished

CONTEMPORARY AND FUNCTIONAL THREE-BEDROOM GROUND-FLOOR APARTMENT WITH A LARGE TERRACE AND EXTENSIVE COMMUNAL AREAS LOCATED IN THE PRESTIGIOUS AND SOUGHT-AFTER AREA OF COLINAS DEL LIMONAR IN MALAGA EAST. Fortuny Hogares Únicos presents a magnificent ground-floor apartment located in one of the most sought-after residential areas of Malaga East, Colinas del Limonar, next to exclusive villas, the prestigious area El Mayorazgo, close to all services: public transport stops, education centres, health centres, supermarkets, gastronomic spaces, soon the El Mayorazgo Shopping Centre and 5 minutes from the beach and 10 minutes from the Historic Centre of the city. This exclusive ground floor apartment is north-east facing, has a constructed area of 135m<sup>2</sup> including the communal areas, 94m<sup>2</sup> of living space, 69m<sup>2</sup> of terraces and is distributed in an entrance hall, a spacious and bright living-dining room, a fully fitted open plan kitchen with high and low-quality furniture, with laundry area, From the living room there is access to the large terrace with a covered and an uncovered part, ideal for enjoying the Mediterranean climate, three bedrooms with built-in wardrobes covered in melamine, the main bedroom has an en-suite bathroom, second complete bathroom that gives service to the rest of the rooms. From the second bedroom, there is access to a second uncovered terrace. We highlight the excellent qualities: security entrance door, white lacquered doors, Climalit double-glazed windows, porcelain floors in the kitchen and bathroom, porcelain floors for exteriors on the terrace, tiled in porcelain stoneware in the toilet, installation of video intercom, installation of telephone, TV, fibre optic, installation of telephone, TV, fibre optic, light point in terrace, Hansgrohe chrome mixer taps, air conditioning by ducts, ACS by individual aeroster, fully equipped kitchen with induction hob, independent oven, microwave, extractor hood and sink. The communal areas offer spacious garden areas for the enjoyment of the whole community, a swimming pool with overflowing saltwater cascade for adults, a children's pool, toilet and changing room, a multi-purpose room with equipped gym and fitness room, children's play area, automatic irrigation system in the communal areas. The property has a parking space and a storage room included in the price. It is a gated community with great privacy and security. The building is adapted for people with reduced mobility. It has a lift. Energy Certification: "A". In compliance with the RD of the Junta de Andalucía 218/2005 of the 11th of October, we inform the consumers that the indicated price does not include the expenses derived from the purchase of the property according to the current laws (ITP, notary expenses 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.

