



## BEAUTIFUL PROPERTY IN EL LIMONAR, MALAGA

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

# 1.950.000 €



Concha Montañez Fortuny

CEO

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**The essentials**

**Area:** 93 m<sup>2</sup>  
**Bedrooms:** 2 beds  
**Floors:** 1 floor  
**CEE:** En Trámite  
**Category:** Apartment, New Builds

**Lot size:** 77 m<sup>2</sup>  
**Bathrooms:** 2 baths  
**Garage:** 1  
**Status:** Brand New, Excellent  
**ID property:** 1067V

## Main features

**Features:** American Kitchen, Built in wardrobes, Community pool, Double glazed windows, Elevator, Furnished kitchen, Kitchen equipped with appliances, Pool, Private Garden, Sea view, Terrace, Unfurnished

AN OASIS OF ELEGANCE, WELL-BEING, COMFORT AND LUXURY IN THIS BEAUTIFUL PROPERTY WITH PRIVATE SWIMMING POOL AND PRIVILEGED VIEWS OF THE MEDITERRANEAN SEA LOCATED IN THE LOWER AREA OF EL LIMONAR, MALAGA. Fortuny Hogares Únicos presents this modern, luxurious and sophisticated property located in the sought-after residential area of El Limonar, an oasis of luxury and comfort in the heart of the city. Its privileged position is just a few minutes walk from the emblematic beach of La Malagueta and a short stroll from the Historical Centre with an exclusive lifestyle. Surrounded by essential services such as supermarkets, pharmacies, banks and a wide range of educational facilities, this home fuses sophistication with convenience. In the surroundings, you will find additional services such as parks, sports facilities and health centres. We present an exclusive new building in the heart of the city, comprising four luxurious two and three-bedroom homes. The properties stand out for their spacious terraces and private outdoor areas, connected to the interior spaces by large windows offering panoramic views. Surrounded by green areas and privileged sea views, this new development offers a unique residential experience that combines elegance and comfort. The luxurious property has a total built area of 112m2 including the communal areas, 93m2 of living space and 77m2 of usable space and has a comfortable layout: a spacious, bright and modern living-dining room with large windows that provide natural light, a fully fitted open plan kitchen with all the details, a hallway, master bedroom with dressing room and en suite bathroom, second bedroom with fitted wardrobes, a complete bathroom. The interiors are designed to the highest quality standards, using first-class materials with luxury finishes and exclusive installations. Among the qualities we highlight are Porcelanosa porcelain floors, PVC double-glazed windows with anthracite grey finish, dressing rooms with white lacquered MDF built-in wardrobes, bathrooms fully equipped with Porcelanosa taps and sanitary ware, fully fitted kitchens with Gamadecor wall and base units and equipped with Siemens electrical appliances. The private garden is 95m2, a perfect space to enjoy in the best company, with an outdoor dining area, chill-out or barbecue area and a private swimming pool from where you can enjoy stunning sea views. The communal areas offer luxurious leisure and relaxation spaces: a magnificent and unique rooftop terrace with breathtaking panoramic views of the Mediterranean Sea, two swimming pools with hammock and chill-out areas, a social area and a gym. The property has a parking space with electric charging included in the price. Energy Certificates are in process. 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.

