



## SEMI-DETACHED HOUSE IN TORRE DEL MAR

Av. de Europa, 42, 29749 Málaga, Spain

# 314.000 €



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**Lo esencial**

**Area:** 152 m<sup>2</sup>

**Plot:** 127

**Bathrooms:** 2 baths

**Garage:** 1

**Status:** Brand New, Excellent

**ID property:** P999V

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

**Bedrooms:** 3 beds

**Floors:** 3 floors

**CEE:** En Trámite

**Category:** New Builds, Semi Detached Houses

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## Características principales

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Community garden, Community pool, Double glazed windows, Parking, Sea view, Security door, Terrace, Unfurnished kitchen

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Fortuny Hogares Únicos offers for sale this spectacular new townhouse with sea views.

### Location

It is located in a quiet and secure urbanization with a communal pool in Torre del Mar, in a mountain area and only 3km from the beach. In the surrounding area, you will find many places of great interest such as the Archaeological and Monumental Site of San Pitar. Due to its privileged location, you will reach Malaga or Nerja in only 30 minutes by car.

### Distribution

The semi-detached house sits on a plot of 127m<sup>2</sup>, has a constructed area of 152m<sup>2</sup> and 112m<sup>2</sup> distributed over two floors plus a basement floor:

#### Ground floor

It has a constructed area of 52m<sup>2</sup>, 41m<sup>2</sup> usable area and is distributed in the entrance through the porch of the house, a hallway, a spacious and bright living-dining room, an independent unfurnished kitchen and a complete bathroom. A staircase leads to the first floor.

#### First floor

It consists of a constructed area of 52m<sup>2</sup>, 40m<sup>2</sup> usable area and is distributed in a hallway, three large bedrooms with fitted wardrobes and a bathroom with shower that serves the bedrooms. The master bedroom has access to a private terrace.

#### Basement

It consists of a 48m<sup>2</sup> constructed area and a 31m<sup>2</sup> usable area, where we find the parking of the property.

### Qualities

Among the excellent qualities of the property, we highlight the security entrance door, pre-installation of air conditioning, electric blinds in the living room, ceramic floors, individual heating, fitted wardrobes in the bedrooms and entry phone.

### Communal areas

The semi-detached house is located in private urbanization with a communal swimming pool and large garden areas: ideal for families, only 5 km from Torre del Mar, 3 km from the beach and the CN-340.

### 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.

