



## DÚPLEX DE OBRA NUEVA EN MÁLAGA ESTE

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

**830.000 €**



Concha Montañez Fortuny

CEO

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

<https://www.fortunyhogaresunicos.com/en//ref/1058V>

+34 677 364 770

+34 951 43 50 90

**The essentials**

**Area:** 109 m<sup>2</sup>

**Bedrooms:** 2 beds

**Floors:** 2 floors

**CEE:** B

**Category:** Duplex, New Builds

**Lot size:** 64 m<sup>2</sup>

**Bathrooms:** 2 baths

**Garage:** 1

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

**ID property:** 1058V

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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, Sea view, Security door, Terrace, Unfurnished

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EXCLUSIVE PROJECT! IN LOVE WITH THIS BEAUTIFUL BUILDING COMPOSED OF THREE BEAUTIFUL HOMES. COMFORT, MODERNITY, EXCLUSIVITY, UNIQUE AND BRIGHT SPACES. DUPLEX 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, the duplex has all the services in the surrounding area: shops, supermarkets, health centres, pharmacies, schools, children's schools, and public transport stops. The property is only 150 metres away from the beaches of Malaga and the gastronomic and leisure offers. The historic centre can be reached in 5 minutes by car. The international airport of Malaga Costa del Sol is 20 minutes away. The elegant duplex has a total built area of 109m<sup>2</sup>, 64m<sup>2</sup> usable area, 67m<sup>2</sup> of terrace and has a comfortable distribution on two floors plus solarium floor: -Street level floor: a porch that gives access to a diaphanous space distributed in a spacious and modern living-dining room, a high-end open plan kitchen fully furnished and equipped with all appliances, and a courtesy toilet. -Ground floor: a hallway with fitted wardrobes, two bedrooms with fitted wardrobes, a large bathroom and a patio that provides plenty of natural light. A comfortable staircase leads to the upper floor. -The roof terrace is the jewel in the crown of this beautiful and modern duplex. It is an open space ideal for a chill-out area, a dining area and an outdoor kitchen according to the needs. Here, you can enjoy 180-degree views of the Mediterranean Sea, host alfresco dinners or relax at any time of the year. The interiors are designed to the highest quality standards, using first-class materials from Porcelanosa. The qualities include 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 duplex with a sophisticated and spacious design, with luxury finishes, combining modern and traditional elements to create a unique home close to all the amenities. Energy Certification: "B". In compliance with the RD of the Junta de Andalucía 218/2005 of 11 October, we inform consumers that the indicated price does not include the expenses derived from the sale of the property according to the current laws (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.

