



## GROUND-FLOOR APARTMENT IN EL EJIDO, MALAGA

C. Carrión, Distrito Centro, 29013 Málaga, España

# 282.000 €



Jesús Osborne  
Promotions Manager

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

<https://www.fortunyhogaresunicos.com/en/ref/P1002V>

+34 620 90 94 15

+34 951 43 50 90

### Lo esencial

**Area:** 66 m<sup>2</sup>

**Bedrooms:** 2 beds

**CEE:** En Trámite

**Category:** Apartment, New Builds

**Lot size:** 51 m<sup>2</sup>

**Bathrooms:** 1 baths

**Status:** Brand New, Excellent

**ID property:** P1002V

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## Características principales

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Double glazed windows, Elevator, Kitchen equipped with appliances, Optional parking space, Security door, Terrace

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Fortuny Hogares Únicos presents this magnificent property in a four-storey building of eight flats.

### Location

The property is located in El Ejido, a privileged location in the centre of Malaga that stands out for its proximity to the historic quarter, which can be reached comfortably on foot in less than 10 minutes. La Malagueta Beach and Muelle Uno are a 15-minute walk away. In the area, you will find all the necessary services: supermarkets, shops, pharmacies, health centres, schools, university campuses, public transport stops and a wide gastronomic offer with traditional bars and restaurants. The location combines the tranquillity of a residential neighbourhood with the convenience of being just a few steps away from the cultural and commercial heart of Malaga.

### Layout

The apartment is oriented to the northeast-southeast. It has 66m<sup>2</sup> built with communal areas, 58m<sup>2</sup> of living space and 51m<sup>2</sup> usable area. It is distributed in a bright living-dining room, an open plan fully fitted kitchen, two bedrooms with fitted wardrobes and a complete bathroom.

### Qualities

The property has excellent construction materials and qualities. We highlight the security access door, white lacquered interior doors, laminate flooring, air conditioning by ducts, aerothermics for hot water, and a fully furnished and equipped kitchen with electrical appliances and a video intercom.

### Communal areas

The building is equipped with aerothermics, guaranteeing energy efficiency. It has a communal solarium. The parking space and storage room are optional.

### 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.

