



## GROUND FLOOR APARTMENT IN EL LIMONAR, EAST MALAGA

P.º Salvador Rueda, 15, Málaga-Este, 29016 Málaga, España

# 750.000 €



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**Lo esencial**

**Area:** 80 m<sup>2</sup>

**Bedrooms:** 1 beds

**Garage:** 1

**Status:** Excellent

**ID property:** 1068V

**Lot size:** 56 m<sup>2</sup>

**Bathrooms:** 1 baths

**CEE:** En Trámite

**Category:** Apartment, New Builds

## Características principales

**Features:** Air conditioning / Heating, Built in wardrobes, Double glazed windows, Elevator, Parking, Sea view, Security door

HISTORY, QUALITY AND UNBEATABLE PANORAMIC VIEWS OF THE MEDITERRANEAN SEA IN THIS LUXURY PROPERTY, LOCATED IN THE LOWER PART OF EL LIMONAR, MALAGA. Fortuny Hogares Únicos is pleased to present this comfortable and contemporary ground-floor apartment located in a high-standing residential complex in the prestigious lower part of El Limonar, just a few metres from the Mediterranean Sea and only fifteen minutes from the historic centre of Malaga - a perfect enclave that brings together history, nature, beach and relaxation. We present an exclusive property located in a unique building designed in 1939 by the architect D. Antonio Rubio Torres. A magnificent villa built on a hillside with numerous singular and unique elements, both inside and outside, which will be carefully restored and enhanced such as the magnificent carved wooden doors, hydraulic floor tiles, elaborately decorated grilles, exterior carpentry or unique wooden gazebos. It has a total built area of 90m<sup>2</sup> with communal areas, 80m<sup>2</sup> of living space and 56m<sup>2</sup> of usable space. It is distributed in a spacious, bright and modern living-dining room, a fully fitted open-plan kitchen, a spacious bedroom with built-in wardrobes and an en-suite bathroom. Optionally, you can acquire an adjoining room with a constructed area of 24,20m<sup>2</sup> and 15,80m<sup>2</sup> useful, ideal for an office, games room, guest room, gym or any other desired space. The price is 100.000€ + VAT. The interiors are designed to the highest quality standards, using first-class materials with luxury finishes and exclusive installations. The qualities include Porcelanosa porcelain floors, PVC double-glazed windows with anthracite grey finish, dressing rooms with white lacquered MDF built-in wardrobes, fully fitted bathrooms with Porcelanosa taps and sanitary ware, fully fitted kitchen with Gamadecor wall and base units and equipped with Siemens appliances. It has a parking space included in the price. The building is adapted for people with reduced mobility, it has a lift. 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 pleased to help you.

