



## HOUSE IN EL LIMONAR, MÁLAGA EAST

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

# 3.500.000 €



Concha Montañez Fortuny

CEO

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**The essentials**

<b>Area:</b> 225 m <sup>2</sup>	<b>Lot size:</b> 174 m <sup>2</sup>
<b>Bedrooms:</b> 5 beds	<b>Bathrooms:</b> 4 baths
<b>Toilets:</b> 1 half bath	<b>Garage:</b> 1
<b>CEE:</b> En Trámite	<b>Status:</b> Excellent
<b>Category:</b> Apartment, New Builds	<b>ID property:</b> 1069V

## Main features

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

A DREAM HOME! HISTORY, QUALITY, AND UNBEATABLE PANORAMIC VIEWS OF THE MEDITERRANEAN SEA IN THIS LUXURY HOME LOCATED IN THE LOWER PART OF EL LIMONAR, MÁLAGA. Fortuny Unique Homes is pleased to present this luxurious and modern property located in a high-end residential complex in the prestigious lower part of El Limonar, just a few meters from the Mediterranean Sea and only fifteen minutes from the Historic Center of Málaga. It is in a perfect location that combines history, nature, beach, and relaxation. We present a home located in a unique building, designed in 1939 by architect Antonio Rubio Torres. This magnificent villa, built on a hillside, features numerous unique and singular elements, both inside and out, that will be carefully restored and enhanced. These include magnificent carved wooden doors, hydraulic flooring, elaborate wrought ironwork, exterior woodwork, and unique wooden viewpoints. The property has a total built area of 285m<sup>2</sup>, including common areas, with 225m<sup>2</sup> of built living space, 174m<sup>2</sup> of usable space, and 71m<sup>2</sup> of terraces. It is distributed into an entrance hall, a spacious, bright, and modern living-dining room with access to a large 25m<sup>2</sup> gallery terrace, ideal for an outdoor dining area or chill-out zone, and access to a balcony. There is a fully furnished open-plan kitchen with a pantry area, a guest toilet, four bedrooms with built-in wardrobes, and four en-suite bathrooms. The master bedroom has access to a balcony with beautiful views, and another bedroom has access to a large 38.95m<sup>2</sup> terrace. Optionally, you can acquire an adjacent room with a built area of 24.20m<sup>2</sup> and 15.80m<sup>2</sup> of usable space, ideal for an office, playroom, guest room, gym, or any other desired space for €100,000 + VAT. The interiors are designed to the highest quality standards, using first-class materials with luxury finishes and exclusive installations. Notable features include porcelain floors by Porcelanosa, PVC double-glazed windows with anthracite grey finish, MDF white lacquered built-in wardrobes, fully equipped bathrooms with Porcelanosa faucets and sanitary ware, and a fully furnished kitchen with high and low cabinets by Gamadecor, equipped with Siemens appliances. A parking space is included in the price. The building is adapted for people with reduced mobility and has an elevator. Energy Certificates are in process. In compliance with the RD of the Junta de Andalucía 218/2005 of October 11, consumers are informed that the indicated price does not include the costs arising from the purchase of the property according to current laws (ITP, notary fees, and in the case of new construction, the VAT tax). For more information, please do not hesitate to contact us. We will be delighted to assist you.

