



## NEW BUILD APARTMENT IN MALAGA - EL LIMONAR

C. Monte Miramar, Málaga-Este, 29016 Málaga, España

# 845.700 €



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**The essentials**

**Area:** 175 m<sup>2</sup>

**Bedrooms:** 4 beds

**Garage:** 1

**CEE:** En Trámite

**Category:** Apartment, New Builds

**Lot size:** 133 m<sup>2</sup>

**Bathrooms:** 3 baths

**Storage room:** 1

**Status:** Brand New, Excellent

**ID property:** P457V

## Main features

**Features:** Air conditioning / Heating, Built in wardrobes, Community garden, Community pool, Double glazed windows, Elevator, Furnished kitchen, Independent Kitchen, Kitchen equipped with appliances, Optional parking space, Parking, Storage room, Terrace, Zona infantil

COMFORTABLE, ELEGANT, FUNCTIONAL AND MODERN APARTMENT WITH A LARGE TERRACE AND MAGNIFICENT COMMON AREAS, LOCATED IN ONE OF THE MOST PRIVILEGED AREAS OF MÁLAGA, LIMONAR BAJO. Fortuny Hogares Únicos presents this bright, elegant and modern new construction apartment, located in one of the most privileged areas of Málaga, El Limonar bajo, just 400 meters from La Caleta beach, the Balneario del Carmen area and Paseo Maritime of Pedregalejo surrounded by a quiet environment, next to the Parque del Morlaco and Gibralfaro pine forest, with all the surrounding services, health centres, pharmacies, supermarkets, schools, nurseries and the residential area of Parque Clavero and with excellent communication with the centre from the city of Malaga. The apartment, facing south consists of 175m<sup>2</sup> built, including common areas, 133m<sup>2</sup> of living space, a large covered terrace and a 68m<sup>2</sup> patio. It is distributed in a spacious entrance hall with a built-in wardrobe, a spacious and bright living-dining room that blends with the outside thanks to its large windows that give way to the covered terrace, a kitchen Independent fully furnished, equipped with electrical appliances, and a laundry area, four comfortable and functional bedrooms in total, the master bedroom has a large dressing room and a full en-suite bathroom, two more bedrooms with built-in wardrobes that share the bathroom complete, fourth bedroom with fitted wardrobes that has access to the terrace and a courtesy toilet that serves the rest of the rooms. The construction qualities and finishes of the house are excellent. We highlight a security door to access the house, an electronic entry phone with double thermal glazing, aluminium shutters with injected thermal insulation with electrical operation in the living room, laminate flooring in the living room and bedrooms, ceramic flooring in the kitchen, laundry room and bathrooms, home automation system, air conditioning and heating with interior distribution through ducts, fully fitted kitchen with wall and base units, worktop and integrated sink equipped with ceramic hob, extractor hood, oven, microwave, fridge-freezer, washing machine and dishwasher. For your comfort, the common areas of the property are excellent. They have large green areas with a solarium, an infinity pool for community use, a chill-out area and a children's playground with a play area with rubber paving for the entertainment of the little ones. The price of the house includes a parking space and a storage room. The second parking space is optional, from €40,000 + VAT. Comfort, elegance, functionality, exclusivity and luxury come together in this apartment. This is a unique opportunity to get the home of your dreams. The information provided is indicative, is not binding and has no contractual value. Said information may have undergone modifications that have not yet been incorporated. For more information, do not hesitate to contact us. We will be delighted to assist you.

