



## NEW-BUILD APARTMENT IN TORRE DEL MAR

Arrabal la Laguna, 29740 Torre del Mar, Málaga, España

# 245.000 €



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### The essentials

**Area:** 43 m<sup>2</sup>

**Bedrooms:** 1 bed

**Garage:** 1

**CEE:** A

**Category:** apartamento, Apartment, New Builds

**Lot size:** 36 m<sup>2</sup>

**Bathrooms:** 1 bath

**Storage room:** 1

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

**ID property:** P983V

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## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Community garden, Community pool, Double glazed windows, Elevator, Furnished kitchen, Kitchen equipped with appliances, Parking, Sea view, Security door, Sports area, Storage room, Terrace, Zona infantil

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Fortuny Hogares Únicos presents this magnificent and bright new build flat in six floors and 75 flats of 1, 2 and 3 bedrooms.

## Location

The property is located in an established residential area, which guarantees tranquillity and a safe environment. Only 300 metres from the beach and the promenade of Torre del Mar, it is ideal for those looking to enjoy the sea and outdoor activities. In addition, the property is very close to shops and supermarkets, providing easy access to essential services such as shops, pharmacies, and restaurants. You will also find sports centres, parks and leisure areas, offering an excellent quality of life.

## Layout

The apartment is southwest facing and has a built area of 63m<sup>2</sup> including the communal areas, 43m<sup>2</sup> of living space, 36m<sup>2</sup> of usable space and 10m<sup>2</sup> of terrace. It is distributed in a spacious living-dining room with access to the terrace with sea views, an open plan fully fitted kitchen with high and low furniture, laundry area, a hallway with fitted wardrobes, a bedroom with access to the terrace and an en-suite bathroom.

## Qualities

The property stands out for its excellent qualities that guarantee comfort and efficiency. It has a security entrance door, white lacquered interior doors, modular built-in wardrobes, Climalit double-glazed windows, motorised aluminium blinds, an air-conditioning system and DHW generation using aerothermal, thermal and acoustic insulation, high-end porcelain tiling and equipment from the renowned Porcelanosa brand, fully installed air-conditioning system, fully fitted kitchen equipped with high-quality appliances, video intercom,

## Communal areas

The development is designed for the enjoyment of the whole family, offering a large garden with mature vegetation that creates a green and welcoming environment. It also has a communal swimming pool ideal for relaxing and enjoying the good weather, and a practical bicycle parking area, promoting the use of sustainable means of transport and providing greater convenience for residents. The building has a lift and is adapted for people with reduced mobility. The property has a parking space with pre-installation for electric vehicles and a storage room, which is included in the price.

## Regulations

Energy Efficiency Certificate: 'A'. 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). The information provided is indicative, is not binding and has no contractual value. This information may have undergone modifications which have not yet been incorporated.

## Contact us

For further information, please do not hesitate to contact us. We will be happy to help you.

