



## NEW BUILD APARTMENT - VALLE NIZA - MÁLAGA

Av. Marqués de Valle Niza, 29749, Málaga, España

# 251.000 €



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### The essentials

**Area:** 75 m<sup>2</sup>

**Bedrooms:** 2 beds

**Garage:** 1

**CEE:** En Trámite

**Category:** Apartment, New Builds

**Lot size:** 62 m<sup>2</sup>

**Bathrooms:** 2 baths

**Storage room:** 1

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

**ID property:** P427V-II

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## Main features

**Features:** Built in wardrobes, Community garden, Community pool, Double glazed windows, Elevator, Furnished kitchen, Independent Kitchen, Kitchen equipped with appliances, Parking, Porcelain tile floor, Sea view, Storage room, Terrace

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MODERN AND BRIGHT TWO-BEDROOM APARTMENT ON THE FIRST LINE OF THE BEACH IN THE AREA OF VALLE NIZA, MÁLAGA. Fortuny Hogares Únicos offers this magnificent and bright apartment with sea views for sale, located in Valle Niza, in the residential area of Costa Niza. In its surroundings, you will find all kinds of services, restaurants and points of tourist interest as the Archaeological and Monumental Complex of San Pitar and the Torre del Jaral. The property is located on the beachfront, just 3km from Torre del Mar and 5km from Rincón de la Victoria. You will reach the Historic Center of Malaga in 30 minutes by car. The house is newly built, and the promotion consists of three three-storey buildings with 119 one, two and three-bedroom homes. The property, facing east and west, has a total constructed area of 75m<sup>2</sup>, including common areas, 67m<sup>2</sup> of built housing, 62m<sup>2</sup> useful, and a spectacular 15m<sup>2</sup> terrace. It is distributed in an entrance hall, a cosy and spacious living-dining room with access to the terrace with sea views, an independent kitchen fully furnished and equipped with an extractor hood, hob and sink, two bedrooms with fitted wardrobes, the main bedroom has with an en-suite bathroom, a second complete bathroom that serves the rest of the rooms. The apartment has the best qualities. Among them, we highlight the acoustic and thermal insulation, top quality porcelain stoneware floors, non-slip porcelain stoneware terrace floors, Climalit type double-glazed windows, automated blinds in bedrooms and living room, entrance door metal security, white lacquered interior doors, fitted wardrobes lined with wood, pre-installation of air conditioning, glass partitions in shower trays in the bathrooms. The private common areas have large garden spaces with automatic irrigation and paved paths ideal for walking and relaxing and a swimming pool for community use. In addition, the community has a video intercom and lightning rod. The price of the property includes a parking space and a storage room. The garage is fully equipped according to current regulations, with an automatic door with remote control and elevators that go down to the basement. A magnificent opportunity for those who want to enjoy a quiet life with all the comforts at home, close to all essential services and points of interest in the city. 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 happy to assist you.

