



## NEW BUILD GROUND-FLOOR APARTMENT IN RINCÓN DE LA VICTORIA

C. Sietecolores, 7, 29730 Rincón de la Victoria, Málaga, España

# 580.000 €



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**The essentials**

**Area:** 107 m<sup>2</sup>

**Bedrooms:** 3 beds

**Garage:** 2

**CEE:** En Trámite

**Category:** Apartment, New Builds

**Lot size:** 91 m<sup>2</sup>

**Bathrooms:** 2 baths

**Storage room:** 1

**Status:** A estrenar, Excellent

**ID property:** P994V

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## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Cocina sin amueblar, Community garden, Community pool, Double glazed windows, Elevator, Parking, Porcelain tile floor, Private Garden, Sea view, Security door, Storage room, Terrace, Unfurnished

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Fortuny Hogares Únicos introduces an exclusive and luxurious development featuring two three-storey buildings in a stunning natural environment, located next to the renowned La Zenaida complex in Rincón de la Victoria.

## Location

The property is in the area of Zenaida in Rincón de la Victoria, a location of great scenic value. The centre of Rincón de la Victoria, shops, health centres, pharmacies, supermarkets, restaurants and beaches are only a 5-minute away. The Añoreta Resort golf course is only 5 minutes away from the property. Due to its location, the property enjoys good connections to the motorway to Malaga, it is only 20 minutes from the historic centre of Malaga and 30 minutes from Malaga Costa del Sol International Airport.

## Distribution

The ground floor is south-facing. It consists of 107m<sup>2</sup> built, 91m<sup>2</sup> useful, 34m<sup>2</sup> of covered terrace, 16m<sup>2</sup> of uncovered terrace and a garden of 50m<sup>2</sup>. It is distributed in a hall, a laundry room, a spacious living-dining room with access to the terrace and the garden, an open plan kitchen open to the living room, and three bedrooms with fitted wardrobes. The master bedroom has a dressing room, an en-suite bathroom and access to the terrace, and a second complete bathroom that gives service to the rest of the rooms.

## Qualities

The property has excellent qualities. We highlight the security entrance door, monoblock entrance door, double-glazed white lacquered aluminium windows, motorised blinds in the living room and bedrooms, ducted air conditioning, built-in wardrobes lined with smooth Haya Vaporizada wood, with interior light and sliding door, safe in the master bedroom, large format porcelain stoneware floors, Roca bathroom fittings and taps and digital video intercom.

## Communal areas

The communal areas have a select botanical garden and a communal swimming pool. There is a video intercom system and an electric lift that connects all floors. The property has two parking spaces and a storage room, which are included in the price.

## Regulations

Energy certificates are in process. 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 sale of the property according to the laws in force (ITP, notary fees and in the case of new construction the VAT tax).

## Contact us

We present a property with ample spaces, careful distribution and large terraces. It is ideal for those looking for privacy, comfort and functionality. For more information, please do not hesitate to contact us. We will be happy to help you.

