



## NEW BUILD APARTMENT IN MALAGA

Paseo Martiricos

# 348.000 €



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**The essentials**

**Area:** 80 m<sup>2</sup>

**Bedrooms:** 2 beds

**Garage:** 1

**Status:** Excellent

**ID property:** P905V

**Lot size:** 60 m<sup>2</sup>

**Bathrooms:** 2 baths

**CEE:** En Trámite

**Category:** Apartment, New Builds

## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, City views, Community pool, Double glazed windows, Elevator, Furnished kitchen, Kitchen equipped with appliances, Parking, Unfurnished

TWO-BEDROOM CONTEMPORARY APARTMENT WITH SPECTACULAR VIEWS OF THE CITY OF MALAGA, WITH A SWIMMING POOL ON THE SOLARIUM FLOOR OF THE BUILDING AND A GYM, WITH A STRATEGIC LOCATION IN MALAGA. Fortuny Hogares Únicos offers for sale this bright modernist design flat, located in the heart of Malaga, Paseo Martiricos, with all services at your fingertips: supermarkets, pharmacies, schools and a wide range of shops and restaurants in the surroundings. La Rosaleda football stadium is only 5 minutes from the property, and the historic centre of Malaga, where you can enjoy the widest range of cultural and museum offerings, is just a short walk away. A privileged location in a very well-communicated area with public transport and motorway links in all directions. The property has a west orientation and a total built area of 80m<sup>2</sup> with communal areas, 60m<sup>2</sup> useful. It is distributed in an entrance hall, a nice living-dining room, a kitchen open to the living room with laundry area, fully furnished and equipped with hob, cooker, extractor hood, oven, washing machine, dishwasher and fridge, two bedrooms with fitted wardrobes. The master bedroom has an en-suite bathroom, and a second complete bathroom that serves the rest of the rooms. The property offers the best qualities, among which we highlight the armoured entrance door, white lacquered interior doors, PVC tilt-and-turn windows with double glazing, motorised blinds in the bedroom, laminated wooden floors, porcelain stoneware floors in the kitchen and bathroom, false ceilings in all rooms, hot and cold air-conditioning system with individual aerothermics. The communal areas offer a wide range of leisure areas. A communal swimming pool on the solarium floor with spectacular views of the city of Malaga, a solarium area, gymnasium, laundry and multipurpose room, and electric lifts that give access from the garage to all floors of the building. One parking space is included in the price of the property. The information provided is for guidance only, is not binding and has no contractual value. This information may have undergone modifications that have not yet been incorporated. 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 purchase of the property according to the laws in force (ITP, notary fees and in the case of new construction the VAT tax). For further information, please do not hesitate to contact us. We will be happy to help you.

