



## PROPERTY IN EL LIMONAR, MALAGA EAST

P.º de Sancha, 60, Málaga-Este, 29016 Málaga, Spain

# 890.000 €



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**Lo esencial**

**Area:** 193 m<sup>2</sup>

**Bedrooms:** 3 beds

**Toilets:** 1 half baths

**Garage:** 3

**CEE:** En Trámite

**Category:** Apartment

**Lot size:** 180 m<sup>2</sup>

**Bathrooms:** 2 baths

**Floors:** 1 floors

**Storage room:** 1

**Status:** Good

**ID property:** 1076V

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## Características principales

**Features:** Air conditioning / Heating, Built in wardrobes, Community garden, Double glazed windows, Elevator, Furnished kitchen, Independent Kitchen, Marble floor, Parking, Sea view, Storage room, Suelos, Terrace

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Fortuny Hogares Únicos presents this extraordinary property in Malaga East. A spacious, warm and bright apartment, which offers a comfortable and functional lifestyle.

### Location

It has a privileged location in the lower part of El Limonar in a well-established residential complex. Just 20 metres from the beach in Malaga East, opposite the Pablo Ruiz Picasso promenade, close to supermarkets, shops, health centres, public transport and a wide range of educational centres of all school stages, a wide range of restaurants and leisure facilities. It has all the amenities and is perfectly communicated with the city centre and Pablo Ruiz Picasso airport, Muelle Uno and the María Zambrano train station.

### Layout

It is southwest facing and has a total built area of 193m<sup>2</sup>, 180m<sup>2</sup> usable and has two entrances, a main entrance and a service entrance. The main entrance with fitted wardrobes gives access to the sunny living-dining room where the terrace was included, a separate kitchen with laundry area and pantry with direct access to the living room, a hallway, three bedrooms with fitted wardrobes: the master bedroom is south facing and has sea views, a large terrace was included giving it great luminosity and spaciousness, two more bedrooms, a complete bathroom, a dressing room (previously second bathroom) and a guest toilet.

### Qualities

Built in 1981, the property has very good qualities. We highlight the installation of Split air conditioning hot/cold in the living room, heating by radiators with natural gas, and wooden and marble floors. It has two parking spaces for cars, one parking space for motorbikes and a storage room included in the price.

### Communal Areas

The communal areas have a garden. The building is adapted for people with reduced mobility and has a lift and concierge services. Tourist rental is not allowed.

### Regulations

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).

### Contact us

We present a magnificent property in the heart of Malaga East, where you can enjoy a unique lifestyle, close to all services and a stone's throw from the beach. For further information about this property in Malaga East, please do not hesitate to contact us. We will be pleased to help you.

