



## SEMI-DETACHED HOUSE IN PEDREGALEJO, MALAGA EAST

C. Ventura de la Vega, Málaga-Este, 29017 Málaga, España

# 1.800.000 €



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### The essentials

**Area:** 324 m<sup>2</sup>

**Bedrooms:** 3 beds

**Toilets:** 1 half bath

**Garage:** 2

**CEE:** En Trámite

**Category:** New Builds, Terraced House

**Lot size:** 281 m<sup>2</sup>

**Bathrooms:** 4 baths

**Floors:** 3 floors

**Storage room:** 1

**Status:** Brand New, Excellent

**ID property:** 1098V

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## Main features

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Double glazed windows, Furnished kitchen, Kitchen equipped with appliances, Parking, Pool, Private Garden, Security door, Solarium, Storage room, Terrace

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Discover elegance and comfort in this magnificent semi-detached house, located in one of the most exclusive residential areas of Málaga, just a few steps from the sea, with spacious outdoor areas, a private pool, and high-quality finishes.

### Location

The property enjoys a privileged location in one of the most exclusive residential areas of Málaga, with excellent communication and easy access to all services. Each property features a private garden and pool, creating an ideal outdoor environment for relaxation and outdoor living. Additionally, there are two parking spaces for added convenience. Just 200 meters from the beach, these homes allow you to enjoy the sea all year round, making them the perfect place to live near the coast and urban surroundings.

### Layout

The semi-detached house has a built area of 324m<sup>2</sup>, including common areas, 281m<sup>2</sup> of usable space, and 239m<sup>2</sup> of garden. It is distributed over three floors plus a solarium.

### Ground floor

It consists of an entrance hall, a guest toilet, a spacious and bright living-dining room with access to the garden and pool, an open-plan kitchen, and two parking spaces. The upper floor can be accessed via stairs or elevator.

### Upper floor

It includes a hallway and three bedrooms in total. The master bedroom has a walk-in closet and an en-suite bathroom. There are two additional bedrooms with fitted wardrobes and two en-suite bathrooms.

### Basement floor

It features a hallway, a 67m<sup>2</sup> open space, a laundry room, a storage room, a full bathroom, and an equipment room.

### Solarium

The 71m<sup>2</sup> solarium is ideal for customization according to the owners' needs.

### Qualities

The semi-detached house boasts the highest construction standards and excellent quality materials. These include a secure entrance door, white lacquered MDF interior doors, double-glazed windows, rolling shutters in the bedrooms, aérothermal system for hot water production, ducted air conditioning, photovoltaic solar panels, Bosch kitchen appliances, home automation system, and video intercom.

### Outdoor areas

They include a large garden and a private pool.

### Regulations

Energy certificates are in progress. In compliance with the Andalusian Decree 218/2005 of October 11th, we inform consumers that the indicated price does not include costs related to the purchase of the property as per current laws (ITP, notarial fees, and in the case of new construction, VAT).

### Contact us

For more information, please do not hesitate to contact us. We would be happy to assist you.

