



## SEMI-DETACHED HOUSE IN TORREMOLINOS

C. Capitulaciones, 29620 Torremolinos, Málaga, España

**950.000 €**



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**Lo esencial**

**Area:** 125 m<sup>2</sup>

**Plot:** 222

**Bathrooms:** 3 baths

**Garage:** 2

**CEE:** B

**Category:** New Builds, Semi Detached Houses

**Lot size:** 100 m<sup>2</sup>

**Bedrooms:** 4 beds

**Floors:** 3 floors

**Storage room:** 1

**Status:** Brand New, Excellent

**ID property:** P963V

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## Características principales

**Features:** Air conditioning / Heating, American Kitchen, Built in wardrobes, Children's area, Community garden, Community pool, Double glazed windows, Furnished kitchen, Kitchen equipped with appliances, Parking, Private Garden, Sea view, Security door, Sports area, Storage room, Terrace, Unfurnished

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Fortuny Hogares Únicos presents this excellent newly built semi-detached house with a large terrace, private garden, sea views and dreamlike outdoor areas. It is part of a residential complex that shares common areas with a beautiful residential building.

### Location

The property is located in a privileged enclave, in the Monte Mar area, Torremolinos, close to all services: public transport stops, train station, shops and supermarkets, and nursery schools. Only 15 minutes walk from Carihuela Beach. In 20 minutes by train or car, you will reach the historic centre of Malaga.

### Distribution

The beautiful semi-detached house is south-facing and has a total built area of 368m<sup>2</sup>, including the communal areas, 125m<sup>2</sup> of living space, 57m<sup>2</sup> of open terrace and a large garden of 127m<sup>2</sup>. It is distributed in three comfortable floors:

### Ground floor

It consists of an entrance hall, a spacious and bright living-dining room with large windows that provide plenty of natural light and direct access to the terrace. An open plan kitchen is open to the living room fully furnished, laundry area, a bedroom with fitted wardrobes, and a complete bathroom. The stairs lead to the first floor.

### First floor

Includes a hallway and three bedrooms with fitted wardrobes. The master bedroom has a dressing room, an en-suite bathroom and access to the solarium, a complete bathroom that serves the rest of the rooms.

### Semi-basement floor

It has a 55m<sup>2</sup> open space, two parking spaces with pre-installation for electric recharging and a storage room.

### Qualities

The property has the best construction materials and excellent qualities. Among them, we highlight the armoured entrance door, white lacquered interior doors, Climalit double-glazed windows with air chamber and acoustic and thermal insulation, motorised blinds in bedrooms, ceramic floors, air conditioning hot/cold by ducts, aerothermal for hot water, pre-installation of basic domotics and motorisation of curtains and awnings, video entry phone. A partially equipped kitchen with hob, induction hob, extractor hood and oven.

### Communal areas

The communal areas are like a dream, designed for the enjoyment of the entire family. They have garden areas with benches for relaxing and an automatic irrigation system, an outdoor children's area, an outdoor gymnasium, a barbecue area and an open-air celebration area with a furnished kitchen for communal use, a multifunctional saline water swimming pool and hammock area in water. Urbanisation has video surveillance.

### Regulations

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 Efficiency Certificate: "B". 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 semi-detached in Torremolinos for those who want to enjoy a quiet life with all the comforts of home. For more information, please do not hesitate to contact us. We will be happy to help you.

