



## TERRACED HOUSE IN MALAGA EAST, EL LIMONAR

P.º de Miramar, 45, Málaga-Este, 29016 Málaga, España

# 1.750.000 €



Concha Montañez Fortuny

CEO

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**Lo esencial**

**Area:** 267 m<sup>2</sup>

**Bedrooms:** 3 beds

**Toilets:** 1 half baths

**Garage:** 3

**CEE:** En Trámite

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

**Lot size:** 202 m<sup>2</sup>

**Bathrooms:** 3 baths

**Floors:** 3 floors

**Storage room:** 1

**Status:** Brand New, Excellent

**ID property:** 1084V

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## Características principales

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

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WONDERFUL AND LUXURIOUS TERRACED HOUSE WITH LARGE GARDEN AND PRIVATE POOL LOCATED IN THE PRESTIGIOUS AREA EL LIMONAR, A FEW METERS FROM THE PROMENADE PABLO RUIZ PICASSO, IN MALAGA EAST. Fortuny Hogares Únicos presents this magnificent luxury terraced house located in the exclusive residential area of El Limonar, renowned for its prestige and elegance in the heart of Malaga East. The property is located a few metres from the beach La Caleta, Muelle Uno, El Parque de Málaga, with the best services in the surroundings schools, health centres, pharmacies, public transport and all kinds of shops. The Historic Centre is just 10 minutes away. This beautiful house with a private garden is south facing and has a total built area of 267m<sup>2</sup>, 202,95m<sup>2</sup> usable area and 105m<sup>2</sup> of garden and is distributed in three comfortable floors: -Ground floor: it consists of a large living-dining room with large windows that allow the entrance of plenty of natural light, creating a symbiosis between the interior and exterior of the house, an open plan kitchen open to the living room, fully furnished with high and low furniture and equipped with high-end appliances, a bedroom with dressing room and a bathroom en suite, a courtesy toilet. From the living room, there is access to a large terrace ideal for an outdoor chill-out area, the large garden and the private swimming pool. - Upstairs: A staircase leads to the upper floor which consists of a hallway, two magnificent bedrooms with a dressing room and en-suite bathroom. Each of the bedrooms has access to a private balcony overlooking the garden. From the hallway and one of the bedrooms there is access to a large terrace of 43m<sup>2</sup> which receives abundant light, ideal for enjoying the Mediterranean climate practically all year round. - Basement floor: consists of a utility room and a large open garage of 50m<sup>2</sup> with space for two vehicles and a storage room. The outdoor areas have a 105m<sup>2</sup> garden, a beautiful private 10m<sup>2</sup> swimming pool and an outdoor parking space. It has excellent construction materials and qualities. Among them, we highlight the armoured entrance door, white lacquered MDF doors, PVC double-glazed windows, Monoblock thermal blinds, Porcelanosa ceramic flooring, bathroom fittings and taps, fitted kitchen equipped with Bosch appliances, home automation system, video intercom, aerothermal heating for DHW production, underfloor heating, ducted cooling, photovoltaic energy with savings of up to 60%. It has two parking spaces in the basement, an outdoor parking space and a storage room. We present this exclusive townhouse that guarantees a great quality of life and sustainability in the heart of Malaga East: a unique opportunity to get the home of your dreams. 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 case of new construction the VAT tax). For further information, please do not hesitate to contact us. We will be happy to help you.

