



## TRIPLEX IN MÁLAGA EAST

C. Idris, Málaga-Este, 29016 Málaga, España

# 1.555.000 €



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CEO

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**The essentials**

**Area:** 176 m<sup>2</sup>

**Bedrooms:** 2 beds

**Floors:** 3 floors

**Storage room:** 1

**Status:** Excellent

**ID property:** 1043V

**Lot size:** 155 m<sup>2</sup>

**Bathrooms:** 2 baths

**Garage:** 1

**CEE:** En Trámite

**Category:** Apartment, Duplex, New Builds

## Main features

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

LUXURIOUS AND CONTEMPORARY GROUND FLOOR APARTMENT WITH PRIVATE GARDEN IN FRONT LINE BEACH AND SEA VIEWS, WITH AN UNBEATABLE AND EXCLUSIVE LOCATION, IN THE PROMENADE PABLO RUIZ PICASSO, MÁLAGA EAST. Fortuny Hogares Únicos presents an exclusive and luxurious new development on the beachfront, located in one of the most beautiful and sought-after areas of Malaga, between the Pablo Ruiz Picasso promenade and the Avenida del Pintor Joaquín Sorolla. The development, comprising four spectacular homes, is located in a consolidated area with all kinds of amenities and services in the surrounding area: supermarkets, shops, pharmacies, health centres, gyms, educational centres and a wide range of leisure and dining options for you to enjoy. The beautiful building has a strategic location. It is connected to the main roads and public transport. Only 5 minutes by car from the Historical Centre and its museums, Malagueta Beach, Caleta Beach and Muelle Uno. A dream location. This magnificent ground-floor apartment is south facing and has a total built area of 176m<sup>2</sup>, 155m<sup>2</sup> of living space, 59,41m<sup>2</sup> of a terrace and a garden of 35m<sup>2</sup>. It is distributed over three floors: Ground floor: Consists of an entrance hall, a spacious and bright living-dining room with floor-to-ceiling windows that provide plenty of natural light and give direct access to the sun terrace and the beautiful private garden with chill-out area, an open plan kitchen open to the living room fully furnished and equipped, designed in neutral tones, a guest toilet. First floor: Consists of a large hallway, two excellent bedrooms with views, fitted wardrobes, the master bedroom with en-suite bathroom and a second bathroom serving the floor. Basement: Consists of a landing, a hallway, two large multipurpose rooms depending on the needs of the owners, ideal for a lounge, gym or guest room and a storeroom. High-quality materials and excellent qualities have been chosen for the construction. These include a façade with thermal and acoustic insulation in mineral wool, a centralised aerothermal system with high energy efficiency, underfloor heating; windows with aluminium frames; large format porcelain flooring, non-slip flooring in the external areas, continuous false ceilings throughout the house, designer doors with special height painted in white; fully equipped kitchen with appliances: Bosch or similar brand washing machine, dishwasher, fridge, sink, oven, hob, extractor hood and microwave; electricity, TV and telephone installations; home automation system for blinds and partial lighting control. The property has a parking space and a storage room included in the price. The garage has an electric vehicle charger, solar panels on the roof and a lift to all floors, adapted for people with reduced mobility. With the option to install a lift and a swimming pool in the garden on request. There is the possibility of acquiring a second parking space. It is a unique property, ideal for those looking for a relaxed, functional, comfortable and modern life and enjoy life in a cosmopolitan city. It has a building licence. Energy Certificates are in process. In compliance with the RD of the Junta de Andalucía 218/2005 of the 11th of October, we inform the consumers that the price indicated does not include the expenses derived from the purchase of the property according to the current laws (ITP, notary expenses and in case of new construction the VAT tax). Please do not hesitate to contact us for any further information. We will be happy to help you.

