

LOS TILOS

456 000 €

■■■■■■■■■■■■ ■ Los Tilos

■■■■■■■■ R4913905

2	2	149 m²	7 m²
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This bright and spacious seventh-floor apartment with northwest orientation, located in the sought-after Cruz de Humilladero area in Málaga, offers everything needed for a comfortable and well-connected lifestyle. With a total area efficiently distributed, the property features two spacious bedrooms (approximately 13 m² and 10 m²), a generous 26 m² living room, and a fully equipped 20 m² kitchen with an adjacent laundry area, perfect for daily chores. Additionally, the dining room, located next to the kitchen, can be transformed into a third bedroom of approximately 10 m², adapting to the needs of its new owners. The apartment stands out for its quality finishes, with marble floors in the common areas and parquet flooring in the master bedroom, providing a warm and elegant touch. The two bathrooms are modern and functional, each designed to maximize comfort. All rooms are exterior, filling the space with natural light throughout the day. From the 5 m² terrace, you can enjoy open city views. The building, constructed in 1978, has been renovated with a modern entrance featuring two elevators and a platform for people with reduced mobility. The property also includes a parking space measuring 5.7 m in length, 2 m in width, and 2.21 m in height, ensuring ample space for any type of vehicle—a significant advantage in such a central area. Community fees are €60 per month, covering the maintenance of common areas and building services. The property tax (IBI) is €368 annually. Its location is unbeatable, just steps from the train and bus stations and next to the Larios and Vialia shopping centers. Moreover, Málaga's historic center is only a 15-minute walk away, allowing you to enjoy its rich cultural and gastronomic offerings. All this is set in a quiet area but surrounded by amenities such as schools, supermarkets, and green spaces. This apartment is perfect for families or investors looking for a property in one of Málaga's best areas, combining comfort, style, and a strategic location. Don't miss the opportunity to live here!

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[redacted]	R4913905	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	456 000 €
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