

MÁLAGA

■■■■■■■■■■■■ ■ Málaga

■■ 2 200 000 €

■■■■■■■■ R5481445

4	3	167 m²	21 m²
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Live by the sea at Octavia, Málaga An exclusive single-storey apartment on the 7th floor of "Octavia", a new-build development of 40 homes, located right on the beachfront of Playa de la Misericordia, in one of the most privileged areas of Málaga. Its location provides immediate access to parks, sports facilities, health centres, universities and a full range of shops and services. Just 10 minutes from the airport, train station and Málaga's historic centre. The home features 4 bedrooms, all with fitted wardrobes, 3 full bathrooms, 2 terraces and a separate laundry area. The spacious living room, integrated with an open-plan kitchen fully fitted with Miele appliances, opens directly onto a terrace with frontal sea views, creating a bright space designed to enjoy the surroundings. The terraces are equipped with outdoor lighting, a water point, a power point and a TV connection, ready to become a true outdoor living room. The building offers a complete range of communal areas: a fully equipped gym, a coworking space, a communal lounge with kitchen and, on the rooftop, a spectacular infinity pool with a fully equipped solarium and chill-out area, perfect for relaxing with views over the Mediterranean. Octavia also stands out for its commitment to sustainability: an A energy rating and construction to BREEAM standards, ensuring significant savings on energy consumption thanks to a high-thermal-efficiency industrialised dry façade system, a controlled ventilation system, exterior joinery with thermal break and double glazing, aerothermal energy, integrated home automation and heat-pump climate control. The home includes 2 parking spaces pre-installed for electric vehicle charging points, a car wash area, bicycle storage and a spacious storage room. The communal areas also feature ■LED ■lighting ■with ■motion sensors, ■bringing ■efficiency ■and ■comfort ■to every ■corner ■of the ■building. A ■unique opportunity ■to ■live ■by ■the sea, with ■top-quality ■finishes ■and ■every ■convenience ■close.

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