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info@luxury-realty.com
luxury-realty.com



MÁLAGA

200 000 €

■■■■■■■■■■■■ ■ Málaga

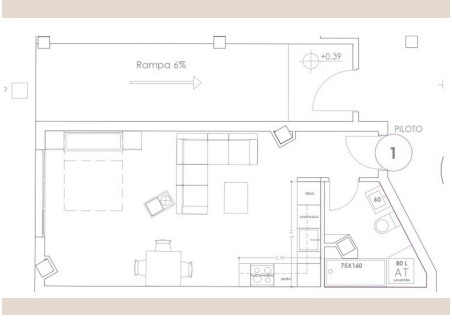
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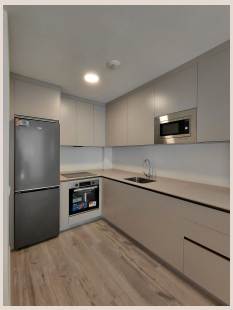
53 m²

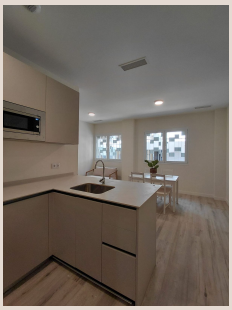
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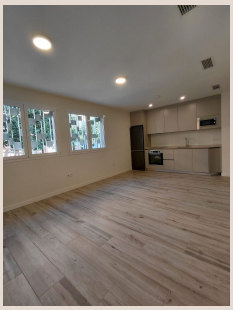












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NEWLY BUILT FURNISHED STUDIO IN ORTEGA Y GASSET Newly built 53 m² studio in the Ortega y Gasset area of Málaga, featuring one bathroom, a fitted kitchen equipped with appliances, furnished interiors and an aerothermal system. High-quality finishes. Quality and comfort. A modern and functional home, ideal for those looking for a practical and comfortable space, whether as a permanent residence or an investment. The property features a fitted kitchen equipped with appliances and one bathroom, and is delivered fully furnished, ready to enjoy from day one. It also benefits from a highly efficient aerothermal system for Domestic Hot Water (DHW). This technology uses a heat pump to harness thermal energy from the air to heat water, significantly reducing electricity consumption compared to a conventional electric water heater. The system offers greater energy efficiency, lower energy consumption and safe operation, as it does not use combustion or gas. It also contributes to meeting the energy efficiency and renewable energy requirements established by the Spanish Technical Building Code. Every detail has been designed to provide functional, comfortable and contemporary living spaces, with high-quality finishes that create a modern and refined style. A newly built home that combines quality and comfort. The property is located on Calle Alozaina, in the Ortega y Gasset area, within the Cruz de Humilladero district of Málaga. This well-established neighbourhood offers a wide range of services and amenities for everyday living. Nearby, you will find supermarkets, local shops, pharmacies and other businesses. The area also offers schools and various essential services, as well as nearby bus stops providing convenient connections around the city. A practical location for those seeking convenience and everyday amenities in a newly built home. The images show examples of finishes and layouts, which may differ from those of the advertised property. In accordance with Decree 218/2005 of 11 October, approving the Consumer Information Regulations for the Sale and Rental of Properties in Andalusia, clients are hereby informed that notary fees, land registry fees, Property Transfer Tax (ITP) and any other expenses inherent to the purchase or rental are not included in the price. Agency fees are included in the price. The information provided, including the property's surface area, price, terms and availability, is for informational purposes only and does not ■constitute ■a ■binding ■contractual offer. ■It ■may ■be ■subject ■to change ■without ■prior notice, ■and ■the property's ■availability ■must ■be ■confirmed at the ■time ■of ■enquiry. Energy ■performance ■certificate ■pending.

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