

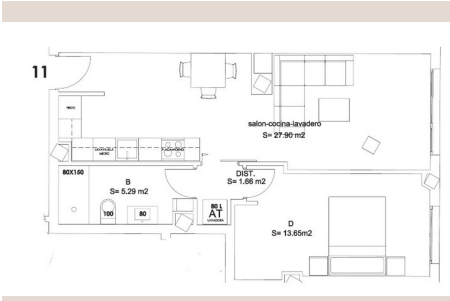
MÁLAGA

■■■■■■■■■■■■ ■ Málaga

■■ 248 000 €

■■■■■■■■ R5520781

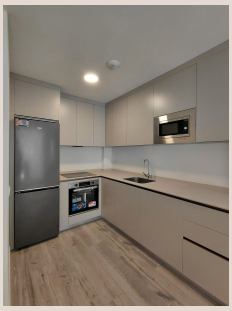
1	1	73 m²
■■■■■■■■	■■■■■■■	■■■■■■■■

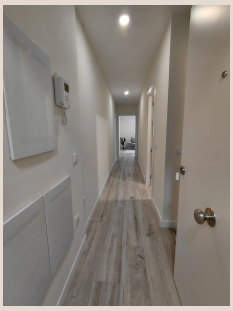












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BRAND-NEW 1-BEDROOM PROPERTY WITH STORAGE ROOM AND THE POSSIBILITY OF CREATING A SECOND BEDROOM IN ORTEGA Y GASSET 73 m² built | 1 bedroom | Possibility of 2 bedrooms | 1 bathroom | Fully fitted and equipped kitchen | Furnished property | Storage room | Aerothermal system Are you looking for a modern, functional home in Málaga with the flexibility to adapt it to your needs? Grupo Inmobiliario Ikaros presents this brand-new 73 m² property, located in the Ortega y Gasset area of Málaga. It currently features 1 bedroom, 1 bathroom and a fully fitted kitchen equipped with appliances. The property is sold fully furnished and also includes a storage room. One of its main highlights is the possibility of reconfiguring the layout to create a second bedroom, adapting the property to different personal or family needs. A modern and functional home, ideal for those seeking a practical and comfortable living space, whether as a permanent residence or an investment opportunity. EQUIPMENT AND ENERGY EFFICIENCY The property features a high-efficiency aerothermal system for domestic hot water production (DHW). This technology uses a heat pump to harness thermal energy from the air to heat water, considerably reducing electricity consumption compared to a conventional electric water heater. This system provides greater energy efficiency, lower running costs 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. QUALITY AND COMFORT Everything has been designed to provide functional, comfortable and contemporary spaces, with high-quality finishes that create a modern and carefully considered style. A property that combines quality, comfort and energy efficiency in a brand-new home. LOCATION AND SURROUNDINGS The property is located on Calle Alozaina, in the Ortega y Gasset area, within the Cruz de Humilladero district of Málaga. This is an established residential area offering a wide range of services and everyday amenities. Nearby, you will find supermarkets, local shops, pharmacies and other businesses. The area also offers schools and various services, as well as nearby bus stops providing convenient connections throughout the city. A practical location for those seeking convenience and everyday amenities in a brand-new property. The images show examples of finishes and layouts, which may differ from the actual property advertised. 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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