

MÁLAGA

617 000 €

■■■■■■■■■■■■ ■ Málaga

■■■■■■■■ R5549083

3	2	110 m²	10 m²
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Living near the sea, enjoying the natural light and having all the comforts it is possible in this house located in Los Guindos, next to Parque del Oeste, in Malaga capital. Built in 2021, this floor combines a current design, good qualities and a distribution designed for day to day. A house ready to move into, with glazed terrace, community pool on the deck and garage and storage room included in the price. A bright home ready to enjoy. Located on a fourth exterior floor with elevator and south facing position, it has 115 m2 built and 100 m2 useful, distributed in a hall, a large living room, three bedrooms and two full bathrooms, one of them en suite in the master bedroom. The living room connects with a pleasant glazed terrace with a lumon system, a versatile space that allows you to enjoy greater comfort during a good part of the year, preserving the entrance of natural light and the feeling of spaciousness. The kitchen is delivered fully furnished and equipped with high-end appliances. In addition, it has a separate laundry room, with a large window that favors lighting and natural ventilation. The bedrooms have built-in wardrobes and the two bathrooms incorporate screens and mirrors with LED lighting. Comfort and efficiency throughout the year The house has individual centralized air conditioning, with air conditioning and heating by means of an aerothermal system, an efficient solution that contributes to optimizing energy consumption. In addition, it has a system for the production of domestic hot water through solar panels and city gas, which works automatically: it takes advantage of solar energy and, when it is not enough, the system complements the energy supply with gas. The equipment has warranty and maintenance. Laminate flooring with wood finish brings warmth to the rooms, while the kitchen, bathrooms and terrace have ceramic floors adapted to each space. It also has fiber optic up to the house and network cabling in the rooms. Deck pool, garage and storage room One of the great attractions of the building is its rooftop communal pool, with clear views and a perfect space to relax and enjoy the climate of Malaga. The price includes: - Garage space of 13 m2 useful, for greater comfort on a day-to-day basis. - Storage room of 3.71 m2, with high-rise ceilings that allow you to make the most of the storage space. The building has an elevator and external access adapted for people with reduced mobility. Park, beach and all services at your fingertips The location is another of its strong points. The house is located next to Parque del Oeste and about 900 meters from La Misericordia beach, in a consolidated environment where you can enjoy both the green areas and the promenade. In the immediate vicinity you will find supermarkets, shops, restaurants, educational centers, sports facilities and everything you need for day to day. In addition, it has good connections through public transport and access to the main roads of the city. An opportunity ■for ■those ■looking ■for a ■modern, ■well-equipped ■house ■near ■the sea, ■without ■giving up ■the ■comfort of ■having ■a ■garage, ■storage room and ■swimming ■pool ■in ■the ■same ■building.

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