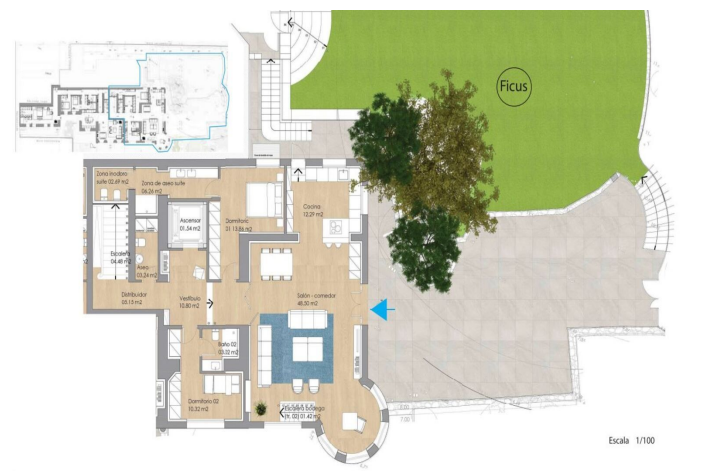


# Duplex for sale in Málaga, Málaga

3,150,000 €

Reference: R4447678 Bedrooms: 4 Bathrooms: 5 Plot Size: 304m<sup>2</sup> Build Size: 314m<sup>2</sup> Terrace: 91m<sup>2</sup>



## Costa del Sol, Málaga

### The location:

Malaga Este, located between El Limonar and Malagueta. In one of the most exclusive and best connected areas of Malaga and just a step away from the beach.

### The building:

Beautiful building with an eclectic style from the 1920s, a "urban Palace" with an indisputable heritage value and great architectural protection due to its high construction value, which reflects a golden age in the history of Malaga.

Comprised of: 4 exclusive, large-area, high-quality homes and 1 independent 1-bedroom home.

The houses have large private gardens and fantastic terraces. All this adorned with a spectacular gazebo with 5 Tuscan columns and glazed tiles, cornices with subtle classic moldings and balustrades on the terraces.

The promotion has a large garden area, community pool and parking spaces.

### This apartment:

This is a 314 m2 duplex apartment, with a 304 m2 garden and a 91 m2 terrace. On the lower level of the duplex, you have 1 large living room with open kitchen (tot. of approx. 61 m2) with access to a large private garden of 304m2. On the same level, there are 2 bedrooms with their ensuite bathroom. On the second level, you have the master bedroom with ensuite bathroom and access to a 85m2 terrace and the 4th bedroom with its own ensuite bathroom.

The lower level of the duplex is the ground floor, which is a few steps higher than the street level.

Time frame: the flat is expected to be completed by H2 2025



## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Fitted Wardrobes  
Near Church

### Views

Sea  
Garden

### Pool

Communal

### Garden

Communal  
Private

### Orientation

South

### Setting

Beachside  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Close To Marina

### Furniture

Part Furnished

### Parking

Private

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted

### Category

Luxury  
Off Plan