



## Ground Floor Apartment for sale in Málaga, Málaga

**720,000 €**

Reference: N8909   Bedrooms: 2   Bathrooms: 2   Build Size: 103m<sup>2</sup>   Terrace: 1m<sup>2</sup>





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## Costa del Sol, Málaga

Modern Luxury in a Historic Setting: Exclusive Homes in El Limonar, Malaga Unique Residential Project in One of Malaga's Most Prestigious Areas Located in El Limonar, one of the most exclusive and sought-after neighbourhoods in Malaga city, this new luxury residential project offers 18 premium homes distributed across four buildings, three of which have been restored with a focus on historical conservation and one of which is newly built. Just 200 metres from the beach and 10 minutes from the historic centre of Malaga, this enclave offers an unbeatable combination of tradition, modern comfort and quality of life by the sea. 1 to 4-bedroom homes with private areas and panoramic views The residential complex includes 1, 2, 3 and 4 bedroom options, all designed with high-end materials and a choice of models with generous outdoor spaces, panoramic windows, jacuzzis and private pools, all designed to enjoy the Mediterranean climate in complete privacy. Premium Communal Areas for an Exceptional Lifestyle Residents will be able to enjoy multiple communal areas such as: Two communal swimming pools with sea views Chill-out area and rooftop with social areas Fully equipped gym Electric charging stations in private car park (optional in some units) Storage rooms included in some units and optional in others. These facilities are designed to offer well-being, comfort and exclusivity in everyday life. Architecture with History and Cutting-Edge Design Three of the buildings have been renovated by heritage conservation experts, maintaining the original architectural elegance of El Limonar. This fusion of tradition and modernity makes the project a real estate gem in the heart of Malaga. The homes are delivered with: Porcelanosa materials in floors, bathrooms and kitchens Appliances included Parking space and storage room in some units (optional in others) Privileged Location in Malaga City This exclusive development is close to all the amenities necessary for a comfortable lifestyle: La Caleta Beach – 0.2 km Malaga City Centre – 3 km Malaga International Airport – 12 km El Candado Golf Course – 6 km Port of Malaga – 4 km Muelle Uno Shopping Centre – 3.5 km Invest in quality of life on the Costa del Sol Don't miss the opportunity to live in one of the most distinguished areas of Malaga, with immediate access to the beach, first-class services and a luxury residential environment. Contact us today for more information or to schedule a visit to this exclusive project in El Limonar.



## Features:

### Features

Gym

Views: Sea

Beach: 250 Meters

Terrace: 1 Msq.

Near Train Station

Parking - Space

Near Commercial Center

Near bus route

Communal Pool

Gated

Near Schools

Air Conditioning: Pre-Installed

Location: Coastal, Urbanisation

Double Bedrooms: 2

Useable Build Space: 79 Msq.

### Energy Rating

B

### CO2 Emission Rating

B