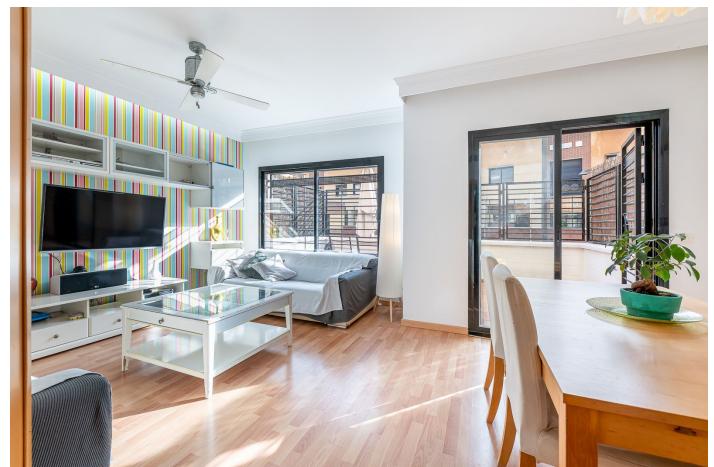




## Townhouse for sale in Churriana, Málaga

**449.000 €**

Referenz: R5257936   Schlafzimmer: 3   Badezimmer: 3   Garten: 197m<sup>2</sup>   Terrasse: 16m<sup>2</sup>





## Costa del Sol, Churriana

Some homes are designed to evolve with us, and this semi-detached house in Churriana is the perfect example. Located in the exclusive Bábaco residential development –where the silence is only broken by the family atmosphere– this property is a display of spaciousness and efficiency distributed over four levels designed for maximum enjoyment. A tour of your new spaces: Ground Floor | The social heart: Upon entering, we are greeted by a light-filled living-dining room that invites gatherings. The kitchen is spacious and functional and has its own pantry. But that's not all, the living room opens onto a large, sunny terrace. The best part? From there, you have direct access to the pool, allowing summer days to flow between dips in the pool and barbecues at home. First Floor | Private relaxation: Three bedrooms designed for relaxation. The master suite stands out as a haven of privacy, complemented by a second exterior bathroom that provides natural light and ventilation. Attic | Your creative corner: A perfectly finished space that adapts to your needs: office, games room, or guest room. It includes a separate laundry area and a private terrace to enjoy the Malaga sunsets. Basement and Garage | Total versatility: Much more than just a basement. Through it, we access two parking spaces in a closed garage with direct access to a 20m<sup>2</sup> room that can be used for storage. Ideal as a gym, cinema room, or extra storage area. Commitment to efficiency and well-being This home is not only beautiful, it is also smart. Equipped with photovoltaic panels for responsible energy consumption, a water softener, and ducted air conditioning in the main rooms, ensuring climate comfort throughout the year. Enjoy the tranquility of a pedestrian environment without sacrificing total connection to the services of Churriana. Remember that the airport, Plaza Mayor, and Malaga city center are just a few minutes away by car. Don't think twice, contact us today and schedule your visit. In compliance with the decree of the Andalusian Regional Government 218/2005 of October 11, the client is informed that notary, registration, and ITP expenses are not included in the price, but real estate brokerage is included in the price.

## Eigenschaften:

Merkmale	Orientierung	Klimakontrolle
In der Nähe des Transports	Nordosten	Zentralheizung
Ansichten	Einstellung	Zustand
Berg	Urbanisierung	Kürzlich renoviert
Garten	In der Nähe des Meeres	
Pool	In der Nähe von Geschäften	
	In der Nähe der Stadt	
	In der Nähe von Schulen	
Pool	Möbel	Küche
Gemeinschaft	Voll eingerichtet	Voll ausgestattet
Garten	Sicherheit	Parken
Gemeinschaft	Gated Complex	Unterirdisch
Versorgungsunternehmen	Energiebewertung	CO2 -Emissionsbewertung
Strom	D	D
Trinkbares Wasser		
Telefon		
Gas		
Photovoltaik -Sonnenkollektoren		