



## Townhouse for sale in Churriana, Málaga

449,000 €

Reference: R5257936 Bedrooms: 3 Bathrooms: 3 Build Size: 197m<sup>2</sup> Terrace: 16m<sup>2</sup>





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## 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.





## Features:

### Features

Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Wood Flooring  
Near Church  
Basement

### Views

Mountain  
Garden  
Pool

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Telephone  
Gas  
Photovoltaic solar panels

### Orientation

North East

### Setting

Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex

### Energy Rating

D

### Climate Control

Central Heating

### Condition

Recently Refurbished

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered  
Communal

### CO2 Emission Rating

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