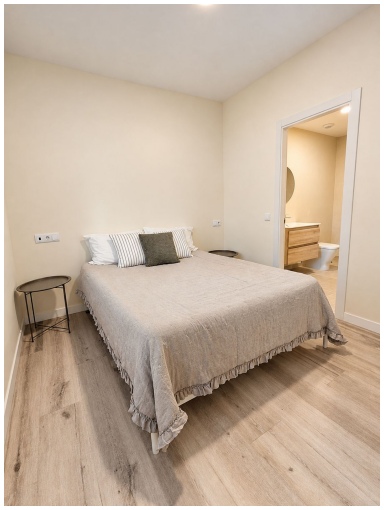
Apartment in Málaga

Reference: R5517622



Bedrooms: 2	Bathrooms: 2	M² Build size: 53	Price: 200,000 €
Status: Sale	Property Type: Apartment	Parking places: by request	M² Plot Size:





Overview:

Luxury Realty proudly presents an exceptional opportunity to acquire a bespoke home within a distinguished new residential development in Málaga. Nestled in the sought-after La Asunción–Tiro de Pichón area, part of the dynamic Cruz de Humilladero district, these 13 exclusive new-build apartments redefine contemporary urban living. Prices range from a compelling €200,000 to €325,000, offering access to unparalleled quality and sophisticated design in one of Spain's most enchanting cities.

This development is not merely a collection of apartments; it is a meticulously crafted lifestyle destination. Situated in an established residential neighbourhood, residents will enjoy a peaceful ambiance coupled with the vibrancy of city life. Málaga, a jewel of Southern Spain, offers a captivating blend of rich history, cultural dynamism, sun-drenched beaches, and a thriving economy, making it an increasingly desirable location for both discerning homeowners and savvy investors.

Discover Your Ideal Home: Meticulously Designed Apartments

Comprising a carefully curated selection of 13 newly constructed apartments, this project caters to a diverse range of preferences and needs. Each unit reflects a commitment to superior craftsmanship and architectural excellence, offering practical, comfortable, and aesthetically pleasing living spaces. With approximate built areas spanning from 53 to 94 m², these residences provide ample room for creativity and personalisation, ensuring that every lifestyle finds its perfect fit.

The thoughtful variety in sizes and layouts guarantees that whether you are a solo professional, a couple, or a small family, there is an apartment perfectly suited to your aspirations. Furthermore, convenience is paramount, with four of the apartments also including the added benefit of a dedicated storage room, a practical solution for urban living.

A Symphony of Options Tailored to Your Life:

- One Studio Apartment: An ideal urban retreat for individuals seeking efficiency and style.
- One-Bedroom, One-Bathroom Apartments: Perfect for young professionals or couples, offering comfort and modern amenities.
- Two-Bedroom, Two-Bathroom Apartments: Spacious and versatile, designed for small families or those desiring extra room for guests or a home office.
- Four Apartments with Storage Rooms: Enhancing practicality and organisation for select units.

Every apartment within this development boasts a contemporary design language, where form meets function seamlessly. High-quality finishes and an acute attention to detail create an environment that is both welcoming and effortlessly elegant, ready to become your sanctuary in the city.

Uncompromised Quality and Sustainable Comfort

Embrace the myriad advantages of owning a brand-new home. This development guarantees the highest standards of construction, featuring cutting-edge design and functional layouts within a pristine, newly erected building. The peace of mind that comes with a property requiring no immediate renovations is an invaluable luxury.

As these properties represent their first sale, they are subject to VAT (IVA) as per current legislation, a standard procedure for new construction acquisitions, ensuring full transparency in your investment.

The Aerothermal Advantage: Efficiency Meets Eco-Consciousness

A hallmark of this modern development is its commitment to energy efficiency and environmental responsibility. Domestic hot water is expertly supplied by a high-efficiency aerothermal system. This innovative technology harnesses thermal energy from the ambient air using an advanced heat pump, significantly reducing electricity consumption compared to conventional electric water heaters. It represents a forward-thinking approach to sustainable living without compromising on comfort.

The tangible benefits of this state-of-the-art system include:

- Exceptional Energy Efficiency: Lowering your carbon footprint and contributing to a healthier planet.
- Reduced Energy Consumption: Translating directly into substantial savings on your utility bills.
- Safe and Reliable Operation: Operating without combustion or gas, ensuring peace of mind.
- Contribution to Green Building Standards: Actively meeting stringent energy-efficiency and renewable-energy requirements, affirming the development’s modern credentials.

This commitment to sustainable living makes these residences particularly appealing to buyers who value a modern, eco-conscious home that offers long-term financial and environmental benefits.

A Prime Location: Embrace the Málaga Lifestyle

Strategically situated on Calle Alozaina, within an established urban enclave of Málaga, this development offers unparalleled accessibility. Its proximity to major arterial roads such as Avenida Juan XXIII and Avenida José Ortega y Gasset ensures effortless connections to every corner of the city and beyond. Málaga, located on the stunning Mediterranean coast of Southern Spain, is renowned for its vibrant culture, exquisite gastronomy, and year-round sunshine, offering a lifestyle coveted by many.

The surrounding area is a vibrant tapestry of amenities and services, providing an ideal setting for everyday life. This well-integrated neighbourhood ensures that residents can enjoy the full spectrum of urban conveniences right at their doorstep.

Seamless Connectivity and Abundant Amenities:

- Retail Therapy: A wide selection of supermarkets and local shops for all your daily needs.
- Educational Excellence: Reputable schools and educational facilities within easy reach.
- Everyday Conveniences: Banks, pharmacies, health centres, and a plethora of essential services.
- Culinary Delights: A diverse array of restaurants and cafes, perfect for casual dining or special occasions.
- Effortless Commuting: Excellent public transport connections, with bus routes 15, 22, and 31 providing convenient links to various districts of Málaga.

Residents will experience the true essence of Málaga living, immersed in a community that harmonises the tranquility of a residential area with the dynamic pulse of city life. Everything required for a comfortable and enriched lifestyle is readily accessible.

An Astute Investment or a Cherished Home

Thanks to their thoughtfully designed layouts, versatile sizes, and highly desirable location, these apartments present an outstanding opportunity for various buyer profiles. Whether you seek a permanent residence, a luxurious second home, or a robust investment property, this development ticks every box. Málaga's burgeoning popularity as a tourist destination and a hub for digital nomads and international residents further amplifies the investment appeal, promising strong rental yields and excellent capital appreciation potential.

The compelling combination of brand-new, high-quality apartments, a diverse range of sizes and configurations, and a prime, well-connected location within the captivating city of Málaga makes this development an exceptionally appealing option for those who prioritise quality, functionality, long-term value, and an enviable lifestyle in Southern Spain. Don't miss this chance to secure your future in one of Europe's most dynamic cities.

Features:

None, New development, Air conditioning, Private garden, Alarm system, Parking, Investment, Resale