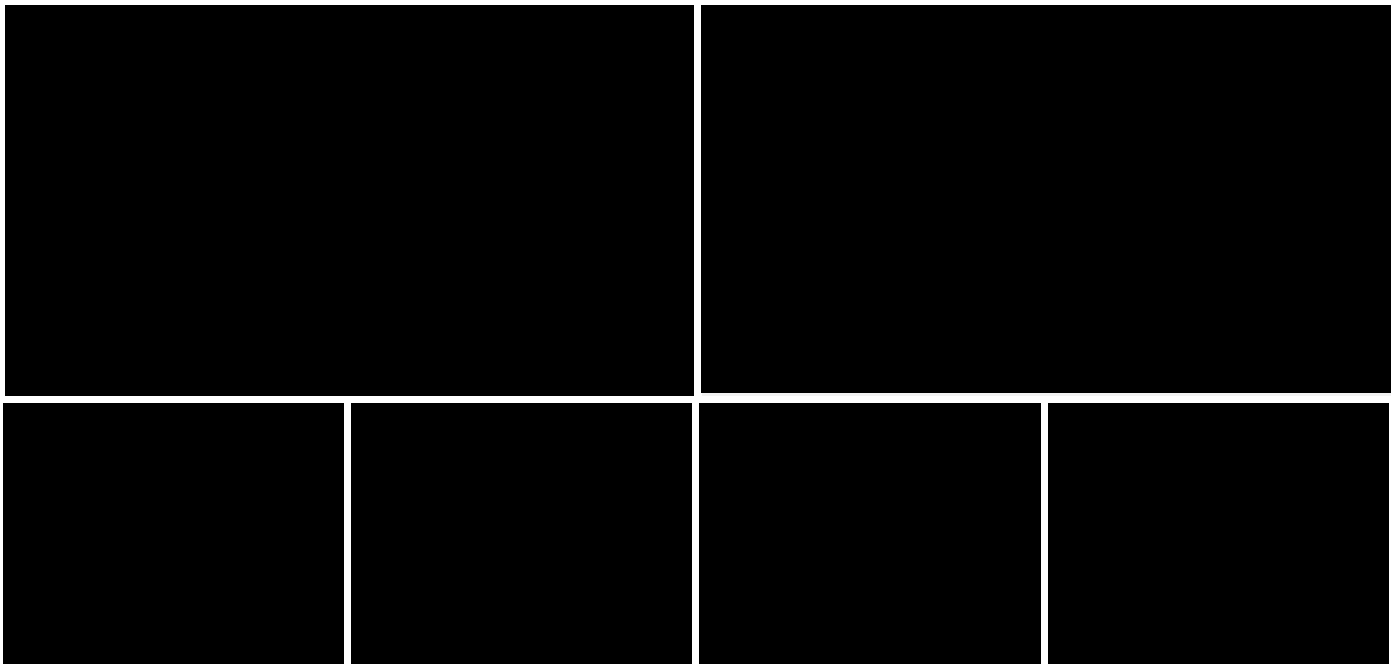


MIDDLE FLOOR APARTMENo24 aEDROOMS 2 BATHROOMS IN MÁLAGA ESTE

Málaga Este

REF# R5222329 – 595.000€

3	2	136 m²	8 m²
Beds	Baths	Built	Terrace

Bright and cheerful all year round, this apartment is located in the upper part of Cerrado de Calderón, one of the quietest and best-connected residential areas of Málaga. Its south orientation allows you to enjoy the sun in winter and, thanks to the wooded surroundings and the direct sea breeze, avoids excessive heat in summer, making it one of the coolest and most pleasant areas of the city. Located just 1.5 km from the highway, 100 meters from the bus stop and 500 meters walking from the Next shopping center, where you will find all kinds of services: Mercadona, pharmacy, hardware store, copy shop, gym and restaurants. In addition, the area has prestigious bilingual schools such as St. George (600 m) and Lycée Français (1.2 km). The house, located on a third floor, is completely exterior and offers unobstructed views of the sea and wooded areas. It has a living room of 21 m² and a master bedroom of 13.7 m², both with access to a south-facing terrace with beautiful sea views. In total, it has three bedrooms with built-in wardrobes and two bathrooms, one of them en suite. The kitchen, fully furnished and independent, includes appliances and has a blue labrador granite countertop, independent laundry room and exterior window overlooking a green area. The floors are marble in the house, and stoneware in the kitchen and bathrooms. It has air conditioning in the living room and master bedroom. The price includes a storage room of 4.76 m² and a parking space with direct access by elevator. In addition, the complex offers other non-reserved parking

areas. The urbanization has excellent common areas: two swimming pools (one for children), a large patio of about 100 m² with benches, and large garden areas with grass and trees. The building, built in 1997, is free of charges and mortgages and up to date with all its obligations. Notary, registry and taxes (ITP) expenses not included in the price.

