



## Frakoblet villa til salg i Málaga, Málaga

1.750.000 €

Reference: R5294380 Soveværelser: 3 Badeværelser: 3 Grundstørrelse: 600m<sup>2</sup> Byg Størrelse: 253m<sup>2</sup> Terrasse: 30m<sup>2</sup>





## Costa del Sol, Málaga

Situated in one of the most prestigious and sought-after areas of Málaga, this spectacular detached home is located on the iconic Avenida Miramar, in the heart of El Limonar. Just 600 metres from the beach and surrounded by all essential services – schools, shops, restaurants, and public transport – the property also offers quick and easy access to Málaga's historic city centre, combining luxury, comfort, and prime location.

Spread over three levels, the home stands out for its contemporary design with clean lines, large windows, and open-plan spaces that flood the interiors with natural light and create seamless indoor-outdoor living.

**Main floor:** Features a spacious, bright living room with a fully equipped open-plan kitchen, designed for both functionality and modern aesthetics. The living area opens directly onto a generous terrace with a private garden and swimming pool, ideal for enjoying the Mediterranean lifestyle. This level also includes a stylish guest toilet and the main bedroom with an en-suite bathroom, allowing for convenient single-level living if desired.

**First floor:** Offers two double bedrooms, each with its own en-suite bathroom, ensuring comfort and privacy. This floor also boasts a large terrace/solarium, perfect for sunbathing, relaxing, or entertaining.

**Basement:** With direct access from the home, the basement includes a spacious private garage for two vehicles and additional storage or multi-purpose space.

This is an ideal property for use as a primary residence or as an exclusive second home in one of Málaga's most distinguished residential areas. A tranquil and sophisticated oasis, just steps from the sea and close to the vibrant urban centre.

Please note that our agency fees are already included in the sale price, so you will not have to pay management or real estate consulting fees.

In compliance with Decree 218/2005 of the Andalusian Regional Government, dated October 11, we inform you that notary, registry, property transfer (ITP), and other expenses inherent to the sale are not included in the price.

The information provided is for guidance only, non-binding, and has no contractual value. The offer is subject to errors, changes in price, availability, and/or withdrawal from the market without prior notice. This information may have been modified, but has not yet been incorporated. We suggest you contact the company for the most up-to-date information and/or to confirm the information provided here.



## Funktioner:

### Funktioner

Privat terrasse

Kælder

### Tilstand

Fremragende

### Køkken

Fuldt monteret

### Orientering

Øst

### Pool

Privat

### Parkering

Mere end en

### Klimakontrol

Aircondition

Ildsted

### Møbel

Del møbleret

### Hjælpeprogrammer

Drikkeligt vand