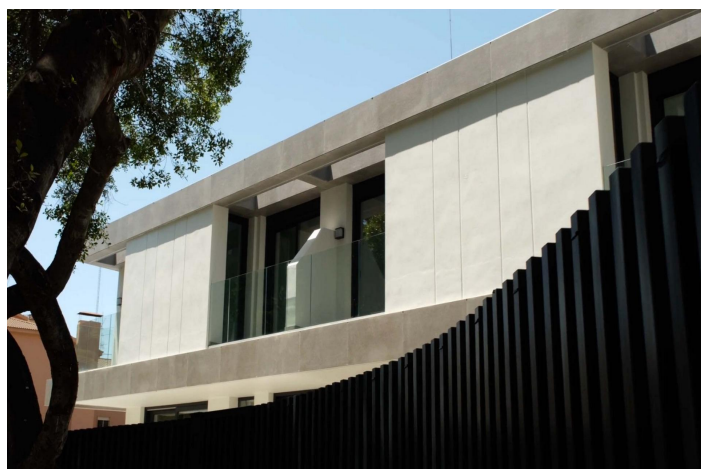




## Townhouse for sale in Málaga, Málaga

1,750,000 €

Reference: RS79452 Bedrooms: 3 Bathrooms: 3 Plot Size: 108m<sup>2</sup> Build Size: 252m<sup>2</sup>





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## Costa del Sol, Málaga

Luxury Townhouses in El Limonar (Malaga city): Exclusive Living Near the Beach&#13;&#13;Boutique Development in One of Malaga Most Prestigious Areas&#13;&#13;Discover this exclusive boutique development of just four elegant townhouses located in El Limonar, one of the most sought after and prestigious neighborhoods in Malaga. Known for its refined residential atmosphere, tree lined streets and proximity to the sea, El Limonar offers a perfect balance between tranquility and city living.&#13;&#13;These exceptional homes are situated only 700 meters from La Malagueta Beach, allowing you to enjoy the Mediterranean lifestyle with ease. Malaga is a vibrant coastal city that combines rich cultural heritage, world class gastronomy and a cosmopolitan atmosphere, making it one of the most attractive destinations on the Costa del Sol.&#13;&#13;Modern Design with Spacious and Functional Layouts&#13;&#13;Each townhouse has been carefully designed across three levels including ground floor, first floor and basement, offering generous living spaces that ensure comfort and functionality.&#13;&#13;The basement level provides private parking and additional storage space, while the outdoor areas include a private garden and swimming pool, ideal for relaxing in complete privacy. Corner units benefit from larger garden areas, enhancing outdoor living.&#13;&#13;Large floor to ceiling windows allow natural light to flood the interiors, creating a seamless connection between indoor and outdoor spaces.&#13;&#13;Elegant Interiors with High End Finishes&#13;&#13;The main living area features an open plan design with a fully fitted kitchen equipped with high quality appliances, flowing naturally into the living and dining areas.&#13;&#13;The property offers three spacious bedrooms, each with its own en suite bathroom and east facing orientation, ensuring bright and inviting spaces in the morning. Premium finishes by Porcelanosa reflect a commitment to quality, style and durability throughout the home.&#13;&#13;Advanced Technology and Energy Efficiency&#13;&#13;These homes are designed with modern living in mind, incorporating advanced home automation systems that allow easy control of lighting, climate and security.&#13;&#13;Energy efficiency is a key feature, with photovoltaic solar panels and an A energy rating, ensuring lower energy consumption and environmental sustainability. Additional features include underfloor heating, ducted air conditioning and an aerothermal system for hot water.&#13;&#13;Prime Location with Excellent Connectivity&#13;&#13;El Limonar offers excellent access to key points of interest. Malaga city center is just 2 km away, Malaga International Airport is approximately 12 km and several golf courses can be reached within 10 to 15 km. The port of Malaga is also around 3 km from the development.&#13;&#13;Ideal Home or Investment Opportunity on the Costa del Sol&#13;&#13;These luxury townhouses offer a rare opportunity to own a modern property in one of Malaga most exclusive residential areas, close to the beach and all amenities.&#13;&#13;Contact us today for more information or to arrange a private viewing and secure your new home in El Limonar (Malaga city).&#13;&#13;&#13;924



## Features:

Garden

Gated

Location: Coastal, Urbanisation

Beach: 700 Meters

Key Ready

Terrace: 73 Msq.

Near Train Station

Parking - Space

Solarium: Yes

Near Schools

Number of Parking Spaces: 2

Double Bedrooms: 3

Private Pool

Near Bus Route

Near Commercial Center