



## Duplex for sale in Málaga (Municipality)

1,480,000€

Reference: R4774057 Bedrooms: 4 Bathrooms: 2 Plot Size: 256m<sup>2</sup> Build Size: 177m<sup>2</sup> Terrace: 59m<sup>2</sup>















## Costa del Sol, Málaga (town)

IDRIS 6 VIEW With an unbeatable location, in a privileged area, next to Vithas Hospital and the Palacio Onieva and on the front line, with panoramic sea views, IDRIS VIEW was born. Located in a consolidated district, with all kinds of amenities and facilities, very well connected and within walking distance of the city centre, La Malagueta, Muelle Uno and Calle Larios and within the well-known Malaga neighbourhood "El Limonar" considered one of the best areas of the capital, where the experience of sailing on the Mediterranean is recreated, designing an emblematic building of new construction in the area. A project with only 4 boutique flats with terraces and/or garden and sea views. There are currently 2 available, with a modern and functional layout, large spaces and high quality, with 2 and 3 bedrooms. All flats include parking and storage (there is the possibility of purchasing a second parking space). A triplex is available for €1,555,000, with a large private garden surrounding the property, two bedrooms upstairs with sea views, and a semibasement with natural light and ventilation where you can customise the rooms as you wish. With the possibility of installing a swimming pool in the garden and a private lift connecting the three floors, on request. The Duplex available at €1,550,000, is a 2-bedroom, 2-bathroom penthouse with a terrace on the ground floor and another on the roof of 45m2c, with the possibility of installing a jacuzzi on request and spectacular views of the bay making the property unique. Also included is a private multi-purpose room of about 23m2c, in the semi-basement, with natural light and ventilation, with the possibility of customising the use, e.g. gym, workspace, wine cellar, game room, cinema room..... Planning permission has already been granted, so work has already started and demolition work for the construction of the 4 dwellings has already been carried out. The estimated delivery date is the end of the second quarter of 2025. It is a project prepared by Fernando Pérez del Pulgar, with luxury finishes by Porcelanosa, whose interior design is prepared by La Albaida and in which you can personalise the home according to your own wishes. All you have to do is consult us, we are committed to studying all options, as we have already said. In the attached file, you can see several options for the distribution, but you can study other alternatives at your discretion. Contact us today for more information or to schedule a viewing, this can also be done virtually. At AbraCasaBra Real Estate, we don't sell houses, we realise dreams. All material is based on information AbraCasaBra Real Estate deems reliable, but because third parties have provided this information, AbraCasaBra Real Estate cannot guarantee its accuracy or completeness. This offer is subject to errors, omissions and price changes or withdrawal without notice. Availability after agreement. In accordance with the Junta de Andalucía 218/2005 decree of 11 October, clients are informed that the price excludes 10% VAT, property registration and notary fees. Brokerage fees are included.





## **Features:**

Features Orientation Climate Control

Covered Terrace South Cold A/C

Lift South West Central Heating

Near Transport U/F/H Bathrooms

Private Terrace U/F Heating

Satellite TV

Storage Room
Ensuite Bathroom

Double Glazing

Fitted Wardrobes WiFi

Utility Room

Access for people with reduced mobility

Gym

Restaurant On Site

Views Setting Condition

Sea Beachside Excellent

Panoramic Close To Port New Construction

Garden Close To Shops
Street Close To Schools

Beach Close To Schools

Close To Schools

Close To Town Close To Marina

Beachfront

Front Line Beach Complex

PoolFurnitureKitchenRoom for PoolOptionalFully FittedGardenSecurityParking

Private Gated Complex Garage

Easy Maintenance Alarm System More Than One Entry Phone Communal

Street Utilities Category

Electricity Holiday Homes
Drinkable Water Investment
Solar water heating Luxury

Telephone New Development

Beachfront