



## Duplex till salu i Málaga (Municipality)

1 480 000 €

Referens: R4774057   Sovrum: 4   Badrum: 2   Komplot: 256m<sup>2</sup>   Bygga: 177m<sup>2</sup>   Terrass: 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 semi-basement 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 45m<sup>2</sup>, 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 23m<sup>2</sup>, 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.



## Funktioner:

### Funktioner

Täckt terrass  
Hiss  
Nära transport  
Privat terrass  
Satellit TV  
Förvarings rum  
Eget badrum  
Dubbelspel  
Monterade garderober  
Wifi  
Förråd  
Tillgång för personer med minskad rörlighet  
Gym  
Restaurang på plats

### Åsikter

Hav  
Panorama  
Trädgård  
Gata  
Strand

### Slå samman

Rum för pool

### Trädgård

Privat  
Enkelt underhåll

### Verktyg

Elektricitet  
Dricksvatten  
Soluppvärmning  
Telefon

### Orientering

söder  
Sydväst

### Miljö

Strandkant  
Nära hamnen  
Nära butiker  
Nära skolor  
Nära havet  
Nära staden  
Nära marina  
Strandkant  
Front Line Beach Complex

### möbel

Frivillig

### säkerhet

Gated complex  
Larmsystem  
Posttelefon

### Kategori

Fritidshus  
Investering  
Lyx  
Ny utveckling  
Strandkant

### Klimatkontroll

Kall A/C  
Centralvärme  
U/f/h badrum  
U/f uppvärmning

### Skick

Excellent  
Ny konstruktion

### Kök

Fullmonterad

### Parkering

Garage  
Mer än en  
Gemensam  
Gata