

# Duplex for sale in Málaga

1,480,000 -

1,730,000 €

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 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.

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## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Access for people with reduced mobility  
Gym  
Restaurant On Site

### Views

Sea  
Panoramic  
Garden  
Street  
Beach

### Pool

Room for Pool

### Garden

Private  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Solar water heating  
Telephone

### Orientation

South  
South West

### Setting

Beachside  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina  
Beachfront  
Front Line Beach Complex

### Furniture

Optional

### Security

Gated Complex  
Alarm System  
Entry Phone

### Category

Holiday Homes  
Investment  
Luxury  
New Development  
Beachfront

### Climate Control

Cold A/C  
Central Heating  
U/F/H Bathrooms  
U/F Heating

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted

### Parking

Garage  
More Than One  
Communal  
Street