

**reference:** SM3493V623

**property type:** flat

**sale/rent:** for sale

**price:** 475.000 €

**condition:** Buen estado

**address:**
**Nº: floor:** 1

**town:** Málaga

**province:** Málaga

**postal code:** 29016

**zone:** Limonar

ESCALA DE LA CALIFICACIÓN ENERGÉTICA	Consumo de energía kWh/m <sup>2</sup> año	Emisiones kgCO <sub>2</sub> /m <sup>2</sup> año
<b>A</b> más eficiente		
<b>B</b>		
<b>C</b>		
<b>D</b>		
<b>E</b>		
<b>F</b>		
<b>G</b> menos eficiente		
	In process	

<b>sqm built:</b>	172	<b>elevator:</b>	yes	<b>floor:</b>	porcellaneous
<b>living area:</b>	135	<b>swimming pool:</b>	yes	<b>air conditioner:</b>	
<b>plot sq.meters:</b>	0	<b>garages:</b>	1	<b>hot water:</b>	
<b>sqm terrace:</b>	6	<b>terraces:</b>	1	<b>fuel:</b>	
<b>bedrooms:</b>	4	<b>storage room:</b>	yes	<b>orientation:</b>	
<b>bathrooms:</b>	2	<b>garden:</b>	yes	<b>antiquity:</b>	
<b>toilets:</b>	0	<b>courtyard:</b>	no	<b>outward/inward:</b>	outward
<b>cupboards:</b>	0	<b>furnished:</b>	no	<b>community fees/month:</b>	144

**description:**

4 bedroom apartment, all exterior and with fitted wardrobes 2 bathrooms, one of them, quite spacious, in the corridor and the other, forming part of the master bedroom, with shower and linen closet.

The living room, with white marble flooring, like the rest of the house, except the kitchen, ends in a pleasant terrace, suitable for enjoying it a lot, due to the privacy that the trees and the common garden give it.

The renovated kitchen has a pantry closet, laundry room and space for a daily dining room.

The entrance has a small closet very useful for coats.

The ground floor of the Urbanization is a large open area, closed, ideal for children to play, also, for more security, the pool area is separated and fenced.

It also has two covered garage spaces included in the price and a storage room.

The area offers from pharmacies, supermarkets, bakeries, schools, playground and even a sports club, to bars and restaurants with a family and quiet atmosphere, all surrounded by nature and very close to the highway, as well as well connected by public transport and various possibilities of entry and exit from the urbanization to the city center, which is about 10 minutes by car, or the beach and promenade, about 5 minutes.