

€772,000 Apartment - For sale

## New build 3-bedroom apartment with a 12m<sup>2</sup> terrace for sale in Limonar, 200m from the beach and 5 minutes from the centre of Malaga

Spain » Málaga » East Málaga » 29016

**2** Bedrooms    **2** Bathrooms    **173m<sup>2</sup>** Built size    **12m<sup>2</sup>** Terrace



Contact us today for more information or to arrange a viewing

+34 952 643 015 • malaga@lucasfox.es • lucasfox.com • Paseo Marítimo Pablo Ruiz Picasso, 5, Málaga, Spain

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### OVERVIEW

### Newly built 3-bedroom apartment with a 12 m<sup>2</sup> terrace, for sale in Limonar, 200 meters from the beach and 5 minutes from the centre of Malaga.

This apartment is located in an eclectic-style historic building with medieval and neo-Mudéjar materials from the early twentieth century, designed by the architect Fernando Guerrero Strachan. It is located in the best residential area of Malaga, El Limonar, an exclusive, privileged zone, well connected and just 200 meters from the beach.

It has been listed in the Protected Buildings of the PGOU of Malaga with architectural protection Grade 1. Sancha 48 is a unique development of homes with a careful design and great quality finishes and materials which also respects the historical value.

The promotion has only 6 exclusive, spacious and completely exterior-facing homes. The building is distributed across a ground floor plus 2 high floors, all for residential use.

This particular apartment is located on the left side of the building's wonderful entrance. This property has three bedrooms, the main one with en-suite bathroom, and two double bedrooms plus another bathroom. It also offers a spacious living room and kitchen with access to the terrace and views of the promenade.

Built using the best materials to offer a luxury home in a unique location in Malaga.

Due to its strategic setting and the qualities used, Sancha 48 is the ideal place to enjoy a life by the sea with the comforts of the downtown area. It is located a few meters from the historic centre, Malagueta beach, Gibralfaro Castle and Muelle Uno.

In addition to having all the services nearby, it is directly connected to the landmarks of the city and the province, thanks to the commuter lines and the urban and intercity bus routes. In addition, a subway line is currently under construction.



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Sea views, Terrace, Lift, High ceilings, Natural light, Period Building, Period features, Air conditioning, Built-in wardrobes, Double glazing, Equipped Kitchen, Exterior, Heating, New build, Renovated, Views

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