

€495,600 Apartment - Sold

## New build 4 Bedroom apartment with 73m<sup>2</sup> terrace for sale in west-malaga, Málaga

Spain » Málaga » West Malaga » 29620

**4** Bedrooms    **2** Bathrooms    **160m<sup>2</sup>** Floorplan    **73m<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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Bedrooms	Bathrooms	Floorplan	Terrace

### OVERVIEW

## Unparalleled new build 4-bedroom apartment with terrace and sea views for sale just 6 minutes walk from the beach in Torremolinos, Costa del Sol.

Lucas Fox presents Balcón de Montemar, an exclusive new build development located in Torremolinos, just six minutes walk from the beach and with views of the Mediterranean.

The property has been meticulously designed to offer functional and spacious spaces, with abundant natural light and a contemporary style. It has open-plan rooms, such as the living-dining room with the American-style kitchen that maximizes space. In addition, it has large floor-to-ceiling windows that, in addition to allowing in abundant natural light, give access to the terrace with incredible views of the sea.

This apartment on the first floor has clearly differentiated day and night areas. The day area, with the living-dining room and kitchen, has access to a large terrace, with a chill-out area, exterior dining room and solarium area. The night area offers two double bedrooms, a single bedroom, a bathroom and the main bedroom, with its private bathroom and access to the terrace.

The property is completed with a garage space and a storage room included in the price, a luxury.

Among its qualities, we can highlight the imitation wood laminate floors throughout the property, with the exception of the bathrooms and kitchen, with porcelain stoneware floors, armored security door, built-in wardrobes and concierge for access control. For greater comfort, it has aluminum carpentry with double glazing and thermal and acoustic insulation and an air conditioning system with ducted air conditioning powered by aerothermics energy, which in turn serves to produce domestic hot water. Finally, the kitchen and bathrooms come fully equipped; The kitchen includes Silestone brand countertops, appliances and furniture.

Every aspect of this development has been conceived with the well-being and comfort of its residents in mind. In this way, community areas are offered for your enjoyment, such as the swimming pool, green areas, a playground and a versatile multipurpose room.

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Sea views, Mountain views, Terrace, Swimming Pool, Private garage, Gym, Lift, Natural light, High ceilings, Parking, Modernist building, Views, Transport nearby, Storage room, Security, Playroom, Pet-friendly, Open kitchen, New build, Near international schools, Heating, Gated Community, Equipped Kitchen, Double glazing, City views, Built-in wardrobes, Air conditioning



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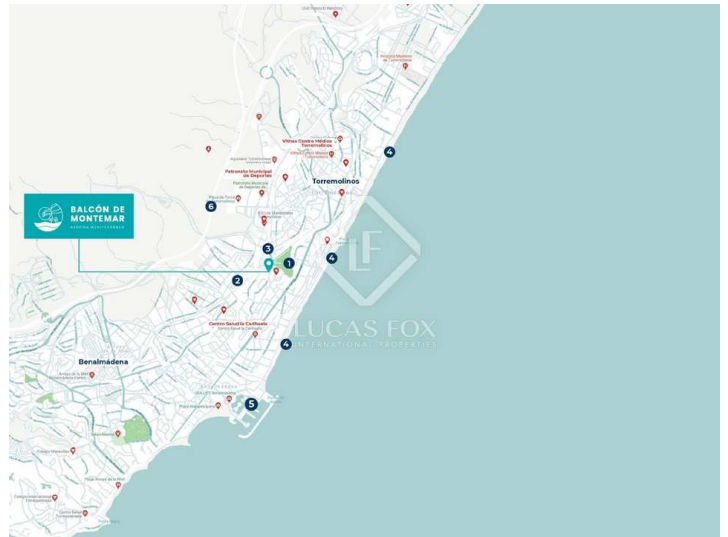
BLOQUE 4 PLANTA PRIMERA



VIVIENDA B (OPCIÓN 1) PLANTA DISTRIBUCIÓN

TOTAL SUP. ÚTIL VIVIENDA SEGUN BOJA	97.46 m <sup>2</sup>
SUP. CONSTRUIDA	106.35 m <sup>2</sup>
SUP. P.P. Z. COMUNES	15.00 m <sup>2</sup>
TOTAL SUP. CONSTRUIDA SEGUN BOJA	121.35 m <sup>2</sup>
SUPERFICIE TERRAZA	73.76 m <sup>2</sup>
TOTAL	195.11 m <sup>2</sup>

\*NOTA: Este documento (texto, su parte gráfica como los datos referidos a superficies) tiene carácter meramente orientativo, sin perjuicio de la información más exacta contenida en la documentación técnica de la promoción. Todo el material que se muestra en este plano se ha incluido a efectos meramente orientativos y informativos. Los datos referidos a superficies, distribución y metros son aproximados y pueden sufrir variaciones como consecuencia de algunas conversaciones, jurídica, técnica o de ejecución del proyecto.



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