



## DUPLEX 4 LOŽNICE

📍 Málaga

**REF# R4447678 – 3.150.000€**



4  
Ložnice



5  
Koupelny



314 m<sup>2</sup>  
Built



304 m<sup>2</sup>  
Plot



91 m<sup>2</sup>  
Terrace

### The location:

Malaga Este, located between El Limonar and Malagueta. In one of the most exclusive and best connected areas of Malaga and just a step away from the beach.

### The building:

Beautiful building with an eclectic style from the 1920s, a "urban Palace" with an indisputable heritage value and great architectural protection due to its high construction value, which reflects a golden age in the

history of Malaga.

Comprised of: 4 exclusive, large-area, high-quality homes and 1 independent 1-bedroom home.

The houses have large private gardens and fantastic terraces. All this adorned with a spectacular gazebo with 5 Tuscan columns and glazed tiles, cornices with subtle classic moldings and balustrades on the terraces.

The promotion has a large garden area, community pool and parking spaces.

This apartment:

This is a 314 m2 duplex apartment, with a 304 m2 garden and a 91 m2 terrace. On the lower level of the duplex, you have 1 large living room with open kitchen (tot. of approx. 61 m2) with access to a large private garden of 304m2. On the same level, there are 2 bedrooms with their ensuite bathroom. On the second level, you have the master bedroom with ensuite bathroom and access to a 85m2 terrace and the 4th bedroom with its own ensuite bathroom.

The lower level of the duplex is the ground floor, which is a few steps higher than the street level.

Time frame: the flat is expected to be completed by H2 2025