



## PŮZEMNÍ APARTMÁN 5 LOŽNICE

📍 Málaga

REF# R4853428 – 319.999€



5

Ložnice



2

Koupelny



122 m<sup>2</sup>

Built



65 m<sup>2</sup>

Plot

Living in Campanillas offers an ideal environment for those seeking tranquility without sacrificing proximity to more dynamic areas. Its privileged location and excellent road connections, such as the Guadalhorce Highway (A-357), allow easy access to Málaga city center in just 20 minutes. Additionally, being a short distance from towns like Alhaurín de la Torre and Cártama (both less than a 15-minute drive) makes Campanillas perfect for those who want to enjoy a residential setting without losing connection to other urban areas.

The infrastructure in Campanillas is well-equipped with supermarkets and educational centers, such as

Instituto Campanillas, ensuring a comfortable life for families. Although its leisure offerings are more limited, its proximity to areas like Teatinos allows residents to easily enjoy restaurants and recreational activities. The surrounding area, which blends rural and urban elements, provides a relaxed yet well-connected living experience, offering the best of both worlds.

Specifically, in the Santa Rosalía neighborhood, two apartments are being offered for sale together. Both homes are designed to maximize every square meter, ensuring efficient and comfortable layouts in all spaces.

The apartment located on the first floor is 65 m<sup>2</sup>. The living-dining room with panoramic mountain views integrates perfectly, offering an open and functional space, ideal for relaxing or socializing. The kitchen, though independent, is positioned for easy access and efficient use of space. The two bedrooms provide the necessary comfort for a small family or couple, and the bathroom is conveniently located to maximize privacy and functionality.

The second-floor apartment has been designed to optimize living spaces, with an integrated kitchen in the living room that creates a sense of spaciousness, ideal for making the most of natural light. The three bedrooms are well-distributed to offer privacy and comfort, while the bathroom, equipped with a washer and dryer, maximizes practicality without sacrificing space.

Both apartments are well-furnished and decorated to ensure residents enjoy a comfortable and cozy environment, with everything needed for modern, comfortable living.

The best buyer profile for this property would be someone who values the peace and convenience of living in a well-maintained, furnished space in a building without an elevator. This offer is ideal for:

1. Small families or young couples: The first-floor apartment, with two bedrooms and mountain views, is perfect for a couple or small family looking for a cozy home in a peaceful environment. Its bright design and attractive views would appeal to those who enjoy open spaces.
2. Investors: Since there are two units in the same building, an investor could purchase both to rent them out, maximizing profitability with well-equipped, move-in ready properties.
3. Remote workers or professionals: The tranquility and panoramic views make these apartments appealing to those who work from home, offering a comfortable, relaxed, and well-decorated environment.
4. Larger or multigenerational families: The fact that there are two apartments in the same building could attract multigenerational families who want to live close to each other while maintaining independence in their daily lives. The upper-floor apartment, with three bedrooms, would be ideal for a larger family.

In summary, these well-distributed apartments, with parking, storage, and ready to move into, would be perfect for families, investors, or professionals seeking comfort and proximity to nature.





