



## APARTMÁN VE STŘEDNÍM PATE 3 LOŽNICE

📍 Málaga

**REF# R4873600 – 525.000€**

IBI

1200 €/YEAR

Garbage

170 €/YEAR

Community

4800 €/YEAR



3

Ložnice



2

Koupelny



176 m<sup>2</sup>

Built



49 m<sup>2</sup>

Terrace

A lovely 3 bed, 2.5 bath first floor apartment in the ever popular gated resort community of El Campanario, one of only two of the same design in the community, but larger than its counterpart, as the apartment

extends over the top of an archway separating the blocks.

The spacious property is distributed with a good sized kitchen, with modern appliances and separate utility area. A large lounge/diner with multiple accesses to a spacious wrap around terrace, from which there are lovely views over the community garden and one of the 3 community swimming pools. The terrace has a mainly West orientation, so receives lots of sunshine for most of the day. There are 3 bedrooms, all spacious doubles, with the master bedroom being particularly spacious, easily capable of accommodating a king size bed and with an en-suite bathroom containing a bath with shower attachment and screen, plus WC & bidet. The other two bedrooms share a family bathroom, which also has a bath with shower attachment and screen, plus WC. Both bathrooms have underfloor heating and there is also a guest WC in the hallway. The apartment is all on one level, with elevator access from the underground parking, so suitable for people who may struggle with stairs and is being sold with a parking space and storeroom in the underground parking facility, but there is also ample guest parking directly outside the block.

The El Campanario urbanisation has 24 security in a gated community, with 3 swimming pools and beautifully manicured and maintained community gardens. Very conveniently located for easy access to the A7 coastal highway, which is only 2 mins drive away and within easy walking distance of the busy and popular Centro Diana, where there are many shops, bars, restaurants etc. and the El Campanario Golf & Country Club is just across the road from the community. Estepona and the world famous Puerto Banus are approx. 15-20 mins drive to the West and East respectively, with a number of popular beaches and chiringuito's within a short 5-10 drive. Malaga airport is approx. 45 mins drive to the East and Gibraltar is approx. 45-50 mins drive to the West. The property would be ideal as a holiday home, permanent residence, rental investment, or perhaps to gain a Golden Visa. In April 2024, the Spanish government announced plans to abolish the Golden Visa but, as of October 2024, it hasn't been withdrawn.

Must be seen to be appreciated.

Middle Floor Apartment, Málaga, Costa del Sol.  
3 Bedrooms, 2 Bathrooms, Built 176 m<sup>2</sup>, Terrace 49 m<sup>2</sup>.

Setting : Close To Golf, Close To Schools, Urbanisation.

Orientation : West.

Condition : Good.

Pool : Communal, Children`s Pool.

Climate Control : Air Conditioning, U/F/H Bathrooms.

Views : Pool.

Features : Covered Terrace, Lift, Fitted Wardrobes, Private Terrace, Storage Room, Utility Room, Ensuite Bathroom.

Furniture : Optional.

Kitchen : Fully Fitted.

Garden : Communal.

Security : Gated Complex, 24 Hour Security, Safe.

Parking : Underground.

Utilities : Electricity, Drinkable Water.

Category : Luxury, Resale.



