



**Property type :** Semi-detached house

**Location :** Málaga Este

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** North

**Views :** Sea views

**Parking :** Open private parking

**House area :** 215 m<sup>2</sup>

**Plot area :** 140 m<sup>2</sup>

✓ Fitted wardrobes

✓ Solarium

✓ Lift

✓ Airconditioning

✓ Terrace

✓ Barbecue

Housing located in the urbanization RESERVA DE SAN ANTÓN, a closed residential group of single houses, with private security (Prosegur) 24 hours a day and located in the prestigious area of Pinares de San Antón. The entire urbanization is surrounded by natural areas of vegetation and protected woodland, which provide plenty of tranquility and independence, as well as panoramic sea views. Another outstanding value of the urbanization is its communication, since despite its situation in a natural environment and its consequent privacy, it is located three minutes drive from one of the main commercial areas of the capital and the beach, ten minutes drive from the city center and a few others from the Rincón de la Victoria shopping center. It also has public transport with line 29 of municipal buses and direct access to the Mediterranean motorway.

The urbanization has large communal gardens, two swimming pools, paddle tennis court, sports area with grass futbit track, small basketball court and games area. The house has an elevator for four people

The house is distributed in: Torreón Plant:

Private parking area (40m<sup>2</sup>) with space for two large cars, a covered storage room/tended wardrobe and a large terrace of 25 m<sup>2</sup> that has a large area and fantastic sea views.

Plan 1:

Master bedroom with en-suite bathroom (with bathtub and separate shower plate), dressing room and terrace, two bedrooms with fitted wardrobes and another bathroom, all with sea views.

Plant 0:

Living room with fireplace, kitchen with island, office and pantry, a bedroom with built-in wardrobe, a bathroom with shower. From the living/dining room and from the kitchen you can access a magnificent porch of 29m<sup>2</sup> and the private garden of 34 m<sup>2</sup>.

All materials are of first quality, cold heat in all rooms, electric blinds, flooring of floating floorboard finished in blind door oak, acoustic thermost glazing with air chamber and gate access to motorized private parking. -.



