



**Property type :** Penthouse

**Location :** Conde de Ureña

**Bedrooms :** 3

**Bathrooms :** 3

**Swimming pool :** No

**Orientation :** Southeast

**House area :** 142 m<sup>2</sup>

- ✓ Fitted wardrobes
- ✓ Terrace
- ✓ Airconditioning

- ✓ Alarm system
- ✓ White goods

- ✓ Utility room
- ✓ Partially furnished



Are you looking for a high-quality, newly renovated 3-bedroom home in the heart of Málaga on Calle Conde de Ureña, one of Málaga's best neighborhoods?

#### Property Details:

Type: Duplex

Condition: Fully renovated in 2022

Built Area: 172m<sup>2</sup>

Usable Area: 142m<sup>2</sup>

Location: Just a 10-minute walk from Málaga's old town

IBI: 343€ per year

Layout and Features:

#### Ground Floor:

Living Room: Spacious and bright 41m<sup>2</sup> living room with windows on three sides.

Kitchen: Modern and fully equipped with high-quality appliances.

Bedrooms:

Master bedroom with en-suite bathroom and air conditioning.

Second bedroom with air conditioning.

Bathrooms: 2 full bathrooms (one en suite)

Upper Floor:

Bedroom: Spacious attic-style bedroom with en-suite bathroom, air conditioning, and access to a private terrace.

Additional Room: Multi-purpose space ideal for storage, laundry, or an office.

Exterior:

Terrace: Spectacular 35m<sup>2</sup> chill-out terrace, perfect for relaxing and enjoying the Mediterranean climate.

Additional Features:

Central Heating: Natural gas central heating throughout the house.

This duplex combines luxury and comfort with an unbeatable location. Ideal for families or as an investment. Don't miss the opportunity to live in one of Málaga's most exclusive areas. Contact us for more information and to schedule a visit!

