



**Property type :** Townhouse

**Location :** Limonar

**Bedrooms :** 5

**Bathrooms :** 4

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** Southeast

**Views :** Sea views

**Parking :** Closed Garage

**House area :** 400 m<sup>2</sup>

**Plot area :** 200 m<sup>2</sup>

- ✓ Close to sea
- ✓ Tennis court
- ✓ Fitted wardrobes
- ✓ Solar energy
- ✓ Terrace
- ✓ Furnished

- ✓ WiFi
- ✓ Gymnasium
- ✓ Fireplace
- ✓ Sauna
- ✓ Solarium
- ✓ Airconditioning

- ✓ Heated pool
- ✓ Guest house
- ✓ Alarm system
- ✓ Utility room
- ✓ White goods
- ✓ Barbecue



House with a private swimming pool and 2 community swimming pools in Malaga in the prestigious Limonar district, view of the sea, Gibralfaro Castle and Malaga.

3 minutes by car and 20 minutes walk to the center and the beach. The house has 3 floors. Living room and four bedrooms, all with terrace and views of the sea and Gibralfaro Castle, including an equipped kitchen, utility room. Three complete bathrooms and a guest toilet, 8 built-in wardrobes, awnings on all floors, double glazing, teak patio, spacious garage for 2 cars, with an electric car charging station, powered by solar panels.

Independent air conditioning on all 3 floors, individual heating with radiators and a natural gas boiler, fiber optic installation.

Private garden with a swimming pool, dry and steam sauna, covered BBQ area, grill kitchen in the garden, table for 6 people.

Common areas include a social club, 2 swimming pools, gardens and a padel court.

Possibility of interior design and renovation according to the design of a renowned Architect from Madrid.

Independent A/C on the 3 floors, individual heating by radiators and natural gas boiler, fiber optic installation.

The common areas include a social club, 2 swimming pools, garden areas and a paddle tennis court

- Individual heating
- Solar panels with own battery
- Free charging of an electric car from 7.5kW solar panels
- hot/cold air conditioning
- electric radiators
- new low-consumption 2023 gas kitchen to heat the water
- own water treatment system
- equipped gym
- dry and steam sauna
- private garden
- private heated pool
- barbecue area
- outdoor kitchen
- New windows with high insulation factor
- exterior electric awnings
- Townhouse
- 300 m<sup>2</sup> of surface + 100 m<sup>2</sup>
- private garden with pool
- 5 bedrooms
- 4 bathrooms
- 3 terraces
- Private garage for 2 cars
- West view of Malaga and the Arab castle of the Alcazaba
- Built in 2000
- Possibility of expanding the basement with a 2-bedroom apartment of more than 100m<sup>2</sup>.

