





# Middle Floor Apartment in Málaga

Price **€ 1,800,000**

|            |        |
|------------|--------|
| Bedrooms   | 5      |
| Bathrooms  | 3      |
| Build Size | 233 m² |
| Plot Size  | 233 m² |

## ORIENTATION

✓ South

## CLIMATE CONTROL

✓ Air Conditioning

✓ Central Heating

## FEATURES

✓ Covered Terrace

✓ Lift

✓ Storage Room

## PARKING

✓ Garage

We present you with the opportunity to acquire a home where every morning awakens with Mediterranean light streaming into every room—just the beginning of what this spectacular corner property offers, located in the prestigious San Andrés urbanization, on Paseo Marítimo Antonio Banderas, directly facing the sea. With east, south and west orientations, this exclusive 5-bedroom, 3-bathroom apartment enjoys exceptional natural light throughout the day, as well as unique panoramic views of the port, Málaga's eastern coastline and the city. A home designed for those seeking spaciousness, privacy and a privileged location by the sea.

Each of its five bedrooms is completely exterior-facing, creating spaces filled with natural light and perfect cross-ventilation. The spacious main living room connects to an elegant glazed terrace that becomes the ideal place to relax at any time of year while enjoying truly unforgettable views. The combination of space, brightness and landscape makes this property truly special.

From this welcoming terrace, we access an impressive private terrace of considerable size, designed to make the most of Málaga's climate. An authentic urban oasis where you can create an exclusive chill-out zone, outdoor dining area or relaxation space facing the Mediterranean. Thanks to the Lumon closure system, this space can be enjoyed in both winter and summer and also features direct access from the kitchen, adding functionality and comfort. The property has been refurbished in recent years with high-quality improvements, including a practical independent laundry area, new flooring and bathrooms with underfloor heating that provide comfort and elegance. It also has excellent storage capacity with three built-in wardrobes and a shoe cupboard in the entrance hall.

The property also includes two spacious garage spaces and a large storage room in the same building, offering added value that is hard to find in the area. Located in the second line from the beach, it allows you to enjoy the promenade, restaurants, shops and all services just a few meters away, combining tranquility, exclusivity and coastal living. All this within an urbanization with communal areas that complete a unique residential offering in one of Málaga's most sought-after areas.

PLEASE DO NOT DISTURB THE OWNERS. THE PROPERTY IS UNDER AN EXCLUSIVE CONTRACT AGREEMENT.

We market this property exclusively, which guarantees you access to complete information, quality service, easy and straightforward handling without third-party interference. For this reason, we kindly ask you not to disturb the owner, occupants of the property or neighbors. Thank you for your understanding. We are open to collaborations.

Community: €285/month. Property Tax: €1,042/year. Year of construction: 2003

In compliance with the Decree of the Board of Andalusia 218/2005 of October 11, clients are informed that real estate agency fees and costs inherent to the purchase: notarial fees, registration fees and Property Transfer Tax are not included in the price.

Do not miss this opportunity and call us—we will be delighted to welcome you and provide all the necessary information.

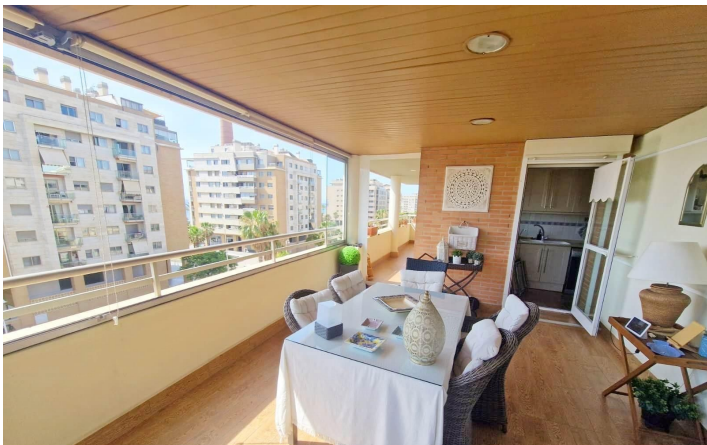
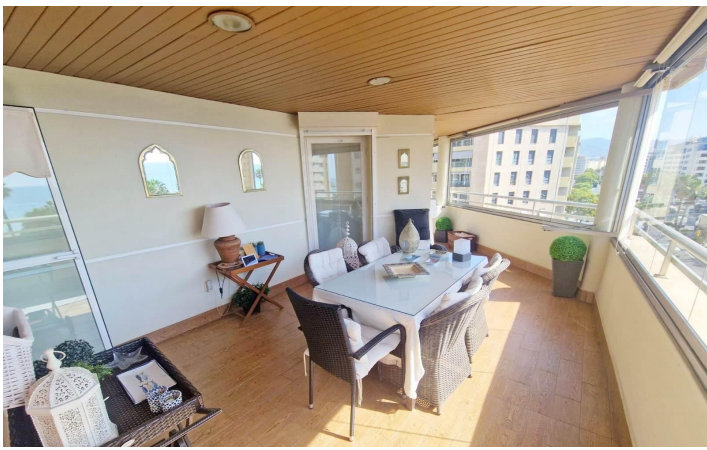
???? \*\*Don't let this opportunity slip away! Contact us for more information and a viewing with no commitment.\*\*

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GALLERY











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