

# Townhouse in Málaga

Price **€ 1,400,000**

Bedrooms	<b>5</b>
Bathrooms	<b>4</b>
Build Size	<b>297 m<sup>2</sup></b>
Plot Size	<b>912 m<sup>2</sup></b>

## SETTING

- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools

## CLIMATE CONTROL

- ✓ Air Conditioning

## VIEWS

- ✓ Sea
- ✓ Country
- ✓ Panoramic
- ✓ Garden
- ✓ Pool
- ✓ Urban

## FEATURES

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Ensuite Bathroom

## SECURITY

- ✓ Electric Blinds

## UTILITIES

- ✓ Telephone

Located in one of the most sought-after residential areas of East Málaga, Hacienda Paredes, this property perfectly combines tranquility, spaciousness, and excellent connections to the rest of the city. Ideal for families, it sits next to the A-7 motorway access, just 10 minutes from the beach, and close to prestigious international schools, the León XIII Sports Club, and the commercial areas of Cerrado de Calderón.

The home is distributed over three floors and can be accessed directly from street level either through a large private garage or via an exterior staircase leading to the main entrance.

Upon entering, a spacious hallway opens into a bright living-dining room with access to a large terrace overlooking the sea. Its south-facing orientation ensures abundant natural light throughout the day and allows full enjoyment of the outdoor garden area. On this same level there is a generous kitchen with breakfast area and utility room, with direct access to a pleasant covered porch, private garden, and swimming pool, ideal for enjoying Málaga's climate all year round.

The upper floor features four bedrooms (one currently used as an office) and three en-suite bathrooms. The master bedroom stands out for its size, walk-in wardrobe, private bathroom, and spectacular sea views. All bedrooms include built-in wardrobes, and three of them also have their own private terrace.

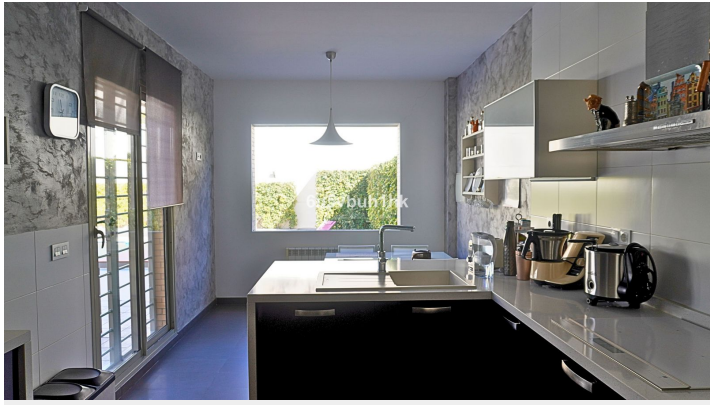
The lower level offers 101 m<sup>2</sup> built, mainly dedicated to a closed garage with space for two vehicles and direct access to the house. This floor also includes a semi-basement area with a staff bedroom and full bathroom, two storage rooms, and a lift connecting all levels. Additionally, there is exterior parking space for two more cars.

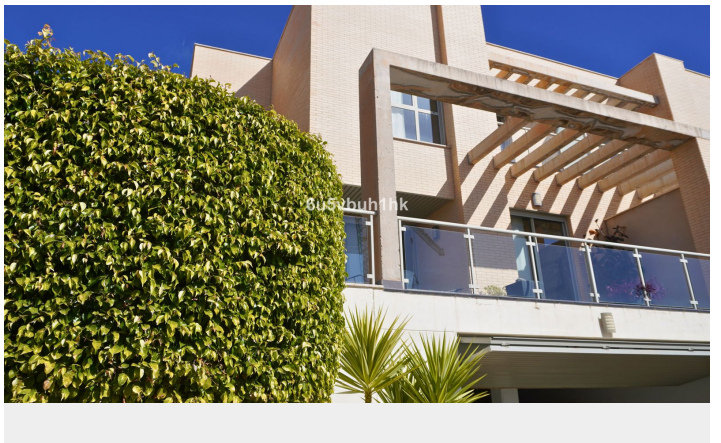
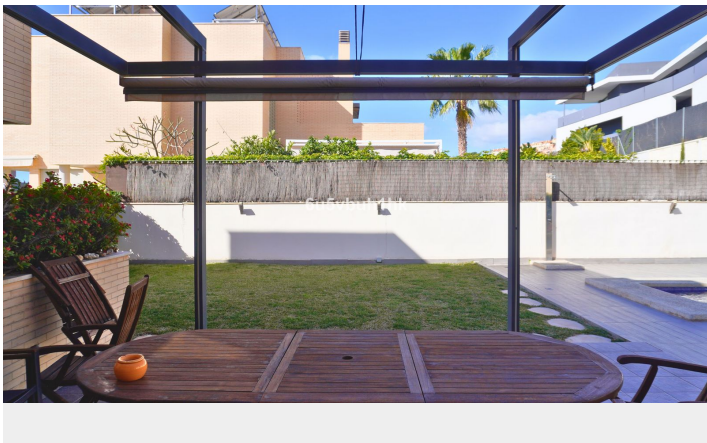
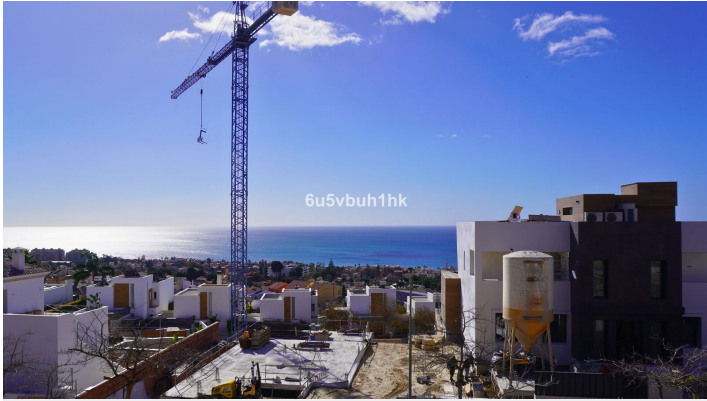
The property is equipped with central gas heating via radiators and full hot/cold air conditioning throughout.

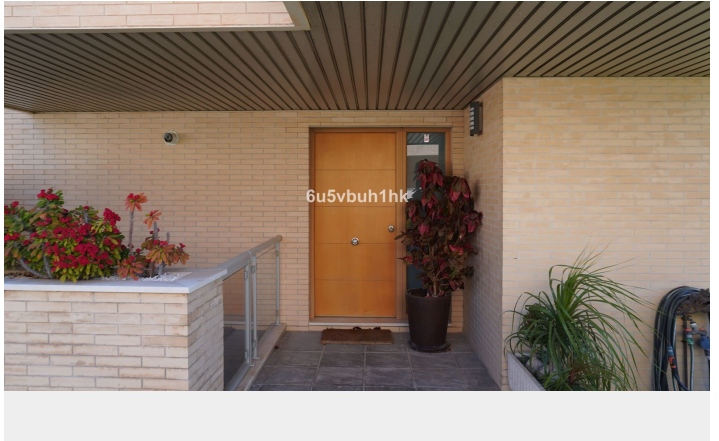
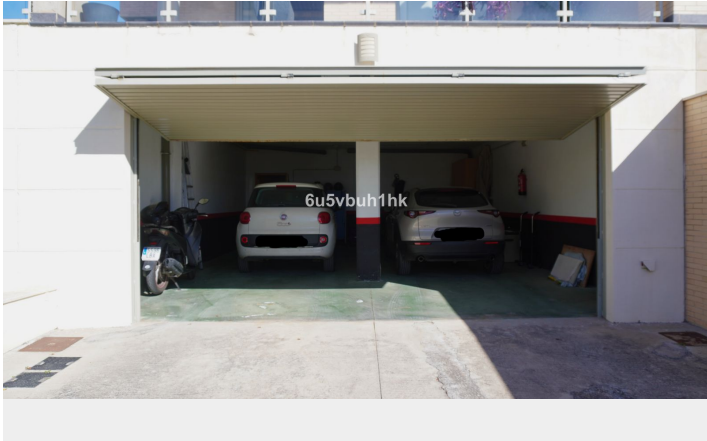
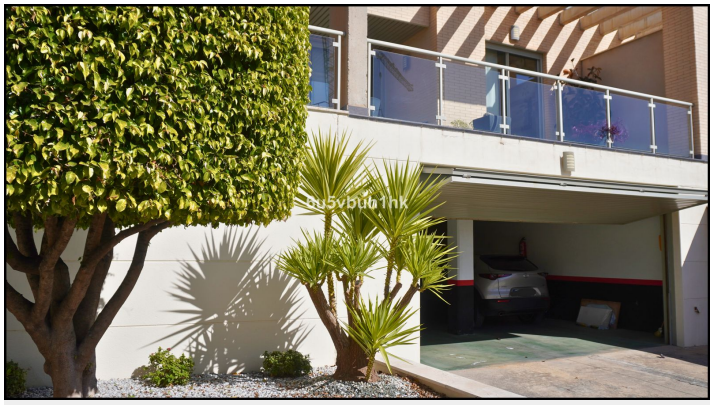
Outside, a well-maintained garden with private swimming pool and a cozy pergola-covered porch next to the kitchen create the perfect setting for entertaining, relaxing, and enjoying outdoor living.

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# GALLERY







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