





Penthouse in Málaga

Price **€ 798,998**

Bedrooms	3
Bathrooms	2
Build Size	153 m²
Plot Size	153 m²

ORIENTATION

✓ South

CONDITION

✓ Good

CLIMATE CONTROL

✓ Air Conditioning

✓ Central Heating

FEATURES

✓ Covered Terrace

✓ Lift

✓ Storage Room

PARKING

✓ Garage

International Inmobiliaria presents this property with Exclusivity, design, efficiency and quality of life by the sea.** We present you this magnificent home located in the prestigious Urban Litoral Urbanization, on Bulevar Pilar Miró, within Parque Litoral, one of the most in-demand and promising areas of Málaga. Built in 2023 and in impeccable condition, practically brand new, this property combines contemporary architecture with maximum comfort, making it a unique opportunity both to live in and to invest.

The home has three spacious bedrooms, two complete bathrooms (one of them en suite), a bright living room with a fully equipped integrated kitchen with refrigerator, washing machine, dishwasher and ceramic hob, creating a modern and functional space designed for daily living. From the living room you have access to a pleasant 13 m² terrace, perfect for enjoying Málaga's excellent climate throughout the year. Furthermore, the property includes a garage space and a large storage room, providing extra comfort and storage space.

One of the great added values of this building is its exclusive **Passivhaus certificate**, being a reference in Andalusia for high energy efficiency construction. This innovative system guarantees exceptional thermal comfort throughout the year, reducing by up to 90% the consumption for heating and air conditioning compared to a conventional home. This is complemented by an advanced system for continuous renewal of interior air without the need to open windows, maximum quality exterior carpentry with extraordinary thermal and acoustic insulation, and excellent insulation both on the façade and between the different rooms, providing silence, well-being and significant energy savings.

The private urbanization has a communal swimming pool and well-maintained common areas, offering a peaceful and safe environment for the whole family. Its privileged location allows you to enjoy all services without needing to use a car. Just a two-minute walk away is the Palacio de los Deportes Martín Carpena metro station and about ten minutes' walk to the beach and the Antonio Banderas Maritime Promenade. In the surroundings you will find Quirón Hospital, the new Alfonso X el Sabio University, schools, parks, supermarkets, pharmacies, shops, restaurants, sports facilities and excellent connections by bus and direct access to the A-7 motorway, also located just minutes from the historic center and Málaga International Airport.

A home that brings together design, energy efficiency, location and quality of life in one of the most sought-after enclaves on the Costa del Sol. Ready to move into and with extraordinary appreciation potential, it represents an excellent opportunity for those seeking a modern home or a safe investment in one of Málaga's most in-demand areas.

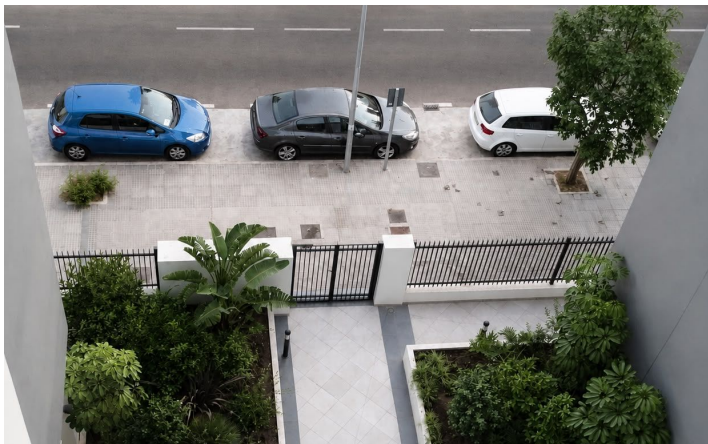
A unique opportunity for those seeking an exclusive home, with current design and a privileged location.

****Please do not disturb the owners. If you would like more information or to arrange a viewing, we will be delighted to assist you personally. At International Inmobiliaria we offer you a comprehensive advisory service throughout the entire purchase process, including study and management of financing adapted to your needs. If this property does not exactly match what you are looking for, contact us without obligation and we will help you find the property that best suits you.****

****In compliance with Decree 218/2005, from the Junta de Andalucía, we inform the client that the selling price does not include expenses arising from the purchase (notary, registration and taxes). The information provided is purely informational in nature and has no contractual value, and may be subject to changes.****

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GALLERY



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