



# Middle Floor Apartment in Málaga Este

Price € 595,000

Bedrooms	3
Bathrooms	2
Build Size	136 m <sup>2</sup>
Terrace	8 m <sup>2</sup>
Plot Size	144 m <sup>2</sup>

## SETTING

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

## ORIENTATION

- ✓ East
- ✓ West

## CONDITION

- ✓ Fair

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning

## VIEWS

- ✓ Panoramic
- ✓ Garden

## FEATURES

- ✓ Lift
- ✓ Utility Room
- ✓ Private Terrace
- ✓ Storage Room

## PARKING

- ✓ Garage

Bright and cheerful all year round, this apartment is located in the upper part of Cerrado de Calderón, one of the quietest and best-connected residential areas of Málaga. Its south orientation allows you to enjoy the sun in winter and, thanks to the wooded surroundings and the direct sea breeze, avoids excessive heat in summer, making it one of the coolest and most pleasant areas of the city.

Located just 1.5 km from the highway, 100 meters from the bus stop and 500 meters walking from the Next shopping center, where you will find all kinds of services: Mercadona, pharmacy, hardware store, copy shop, gym and

restaurants. In addition, the area has prestigious bilingual schools such as St. George (600 m) and Lycée Français (1.2 km).

The house, located on a third floor, is completely exterior and offers unobstructed views of the sea and wooded areas. It has a living room of 21 m<sup>2</sup> and a master bedroom of 13.7 m<sup>2</sup>, both with access to a south-facing terrace with beautiful sea views. In total, it has three bedrooms with built-in wardrobes and two bathrooms, one of them en suite.

The kitchen, fully furnished and independent, includes appliances and has a blue labrador granite countertop, independent laundry room and exterior window overlooking a green area. The floors are marble in the house, and stoneware in the kitchen and bathrooms. It has air conditioning in the living room and master bedroom.

The price includes a storage room of 4.76 m<sup>2</sup> and a parking space with direct access by elevator. In addition, the complex offers other non-reserved parking areas.

The urbanization has excellent common areas: two swimming pools (one for children), a large patio of about 100 m<sup>2</sup> with benches, and large garden areas with grass and trees.

The building, built in 1997, is free of charges and mortgages and up to date with all its obligations.

Notary, registry and taxes (ITP) expenses not included in the price.

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# GALLERY







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Vivi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)