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## DUPLEX 4 BEDROOMS 5 BATHROOMS IN MÁLAGA

📍 Málaga

REF# V4447678 **3.150.000 €**

BEDS

4

BATHS

5

BUILT

314 m<sup>2</sup>

PLOT

304 m<sup>2</sup>

TERRACE

91 m<sup>2</sup>

The location:

Malaga Este, located between El Limonar and Malagueta. In one of the most exclusive and best connected areas of Malaga and just a step away from the beach.

The building:

Beautiful building with an eclectic style from the 1920s, a "urban Palace" with an indisputable heritage value and great architectural protection due to its high construction value, which reflects a golden age in the history of Malaga.

Comprised of: 4 exclusive, large-area, high-quality homes and 1 independent 1-bedroom home.

The houses have large private gardens and fantastic terraces. All this adorned with a spectacular gazebo with 5 Tuscan columns and glazed tiles, cornices with subtle classic moldings and balustrades on the terraces.



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The promotion has a large garden area, community pool and parking spaces.

This apartment:

This is a 314 m<sup>2</sup> duplex apartment, with a 304 m<sup>2</sup> garden and a 91 m<sup>2</sup> terrace. On the lower level of the duplex, you have 1 large living room with open kitchen (tot. of approx. 61 m<sup>2</sup>) with access to a large private garden of 304m<sup>2</sup>. On the same level, there are 2 bedrooms with their ensuite bathroom. On the second level, you have the master bedroom with ensuite bathroom and access to a 85m<sup>2</sup> terrace and the 4th bedroom with its own ensuite bathroom.

The lower level of the duplex is the ground floor, which is a few steps higher than the street level.

Time frame: the flat is expected to be completed by H2 2025