















## Ground Floor Apartment in Málaga

Málaga

€ 359.000

 Estate type:	<b>apartment</b>	 Area:	<b>67 m2</b>
 Terrace:	<b>0 m2</b>	 Number of bathrooms:	<b>2</b>
 Number of bedrooms:	<b>2</b>	 Garage:	<b>Yes</b>
 Pool:	<b>Yes</b>	 Plot:	<b>—</b>
 Air conditioning:	<b>Yes</b>	 Television:	<b>No</b>
 Close to golf courses:	<b>No</b>	 Wi-Fi:	<b>No</b>

New Construction 2025 in Los Guindos | Peaceful area | Garage Included | Storage Room

Discover this exclusive GROUND-FLOOR apartment in one of the most growing and sought-after areas of Málaga, Costa del Sol. Located in Los Guindos, it stands out for its peaceful and quiet setting—as it doesn't face the street—and for its excellent south/east orientation, which guarantees natural light throughout the day.

The home is move-in ready, with equipped kitchen complete with appliances and all essential fixtures. It represents an excellent opportunity to move into a brand-new, modern home, built to high standards of quality and energy efficiency.

Key features include:

- \*Comfort and energy efficiency
- \*Air-source heat pump system for DHW
- \*Ducted heating and cooling
- \*Thermal break window frames
- \*Double glazing
- \*Parking space included in the price
- \*Storage room
- \*Built-in wardrobes
- \*South and east-facing
- \*Individual heating via heat pump
- \*Home and access adapted for reduced mobility

Additionally, it features:

Exclusive common areas

Enjoy the "Sky Wellness" rooftop with spaces designed for relaxation and well-being:

- \*Jacuzzi
- \*Sauna
- \*Solarium
- \*Showers
- \*Lounge and BBQ area

A perfect opportunity both for living and for investing in a growing area, with all the amenities and brand-new.



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