

ALL IN real estates



Middle Floor Apartment in Málaga

Bedrooms **3** Bathrooms **2** Built **155m2** Terrace **0m2**

R5353894

**Middle Floor
Apartment**

Málaga

595.000€

???? Agency fees included in the price ???? Property for sale exclusively We present this spectacular duplex penthouse built in 2004, located in Parque Azalea, one of the most sought-after residential complexes in Teatinos – El Cónsul. A real opportunity in an area where properties like this do not stay on the market for long. The property has 114 m2 built, including terraces and laundry area (123 m2 including communal areas), distributed in a comfortable and functional layout. In addition, it features a 41 m2 upper-floor solarium, significantly increasing the usable and enjoyable living space. ???? Registry and cadastral information: 155 m2 built 101 m2 usable living space 12 m2 garage 6 m2 storage room 36 m2 communal elements Upon entering, you are welcomed by a spacious hallway leading to a bright living room with direct access to the main terrace, equipped with awnings—perfect for enjoying Málaga’s climate all year round, offering great views and generous space. The property benefits from centralized air conditioning, ensuring comfort throughout all rooms year-round. The independent kitchen, complete with a laundry area, is practical and bright, with natural ventilation and exterior access—ideal for everyday living. There are 3 bedrooms, all exterior and filled with natural light. The master bedroom includes an en-suite bathroom with bathtub, and there is an additional guest bathroom with shower, making a total of 2 bathrooms. In the hallway leading to the bedrooms, there is a built-in wardrobe area,

providing extra and practical storage space. ???? The standout feature of this property is its outdoor space: On the upper floor, you'll find an impressive 41 m2 private solarium, accessed via an elegant glass spiral staircase. A unique space that combines a covered enclosed terrace area (ideal as a dining room, office, or chill-out area) and an open outdoor space with a shower—perfect for enjoying complete privacy. Additionally, the living room opens onto a spacious terrace on the main level, adding even more value and enjoyment to the home. ???? Includes: Garage space Storage room ???? Residential complex features: Swimming pool Landscaped gardens Children's playground ???? Costs: Property tax (IBI): €448.25/year Community fees: €106.55/month ???? Prime location in Teatinos – El Cónsul: A well-established, quiet, and highly demanded area, surrounded by all essential services: Mercadona on the same street Universities Hospitals Supermarkets and shops Public transport and metro within minutes Excellent access to the motorway ???? An ideal property both as a permanent residence and as a secure investment in one of Málaga's most in-demand areas. ???? Financing services available. Contact us for no-obligation advice. This type of duplex penthouse in Teatinos rarely stays on the market for long. The indicated price does not include expenses associated with the purchase of property according to current legislation (Property Transfer Tax (ITP) or VAT, notary fees, land registry fees, administrative costs, etc.). Additional costs to the buyer include: 7% Property Transfer Tax (ITP) on the purchase price, notary and land registry fees. A copy of the Property Information Sheet is available at our office in accordance with Royal Decree of October 11. The information provided is for guidance only and has no contractual value. The offer is subject to errors, price changes, omission, availability, and/or withdrawal from the market without prior notice.

Access for people with reduced mobility
Lift
Wood Flooring

Access for people with reduced mobility
Solarium

Covered Terrace
Storage Room