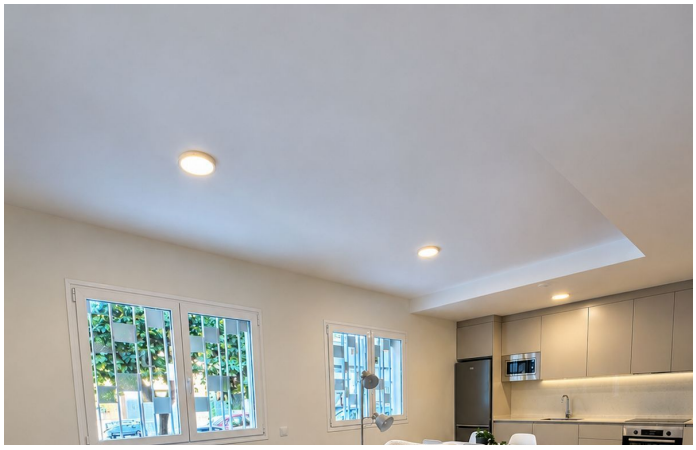
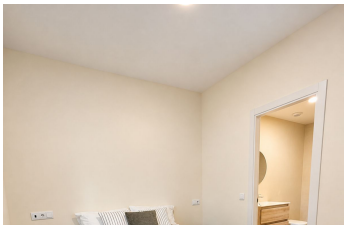
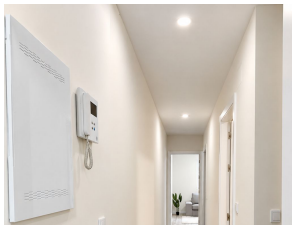
ALL IN real estates





Ground Floor Apartment in Málaga

Bedrooms	**2**	Bathrooms	**2**	Built	**53m2**	Terrace	**0m2**

R5517622	**Ground Floor Apartment**	**Málaga**	**195.000€**

NEW-BUILD APARTMENTS IN MÁLAGA-Prices from €195,000 to €310,000. A development of 13 new-build apartments featuring high-quality construction in an established area of Málaga city. We are pleased to present this new residential development, in the La Asunción–Tiro de Pichón area, within the Cruz de Humilladero district. This established residential neighbourhood offers a peaceful setting, a wide range of amenities and excellent transport links to the rest of the city. The development comprises 13 newly built ground-floor apartments. A variety of sizes and layouts makes the project suitable for different lifestyles and buyers' needs. The apartments have approximate built areas ranging from 53 to 94 m², offering a range of layout and usage possibilities. Four of the apartments also include a storage room. The development offers the following property types: - One studio apartment. - One-bedroom, one-bathroom apartments. - Two-bedroom, two-bathroom apartments. - Four apartments with storage rooms. All apartments feature practical, comfortable and contemporary living spaces, combined with high-quality construction. QUALITY AND COMFORT This new-build development offers all the advantages of a brand-new home, including high-quality construction, modern design and functional living spaces within a newly constructed building. As these properties are being sold for the first time, VAT (IVA) is payable in accordance with the applicable legislation. Domestic hot water is supplied by a

high-efficiency aerothermal system. This technology uses a heat pump to harness thermal energy from the air to heat water, potentially reducing electricity consumption significantly compared with conventional electric water heaters. The benefits of this system include: - High energy efficiency. - Lower energy consumption. - Safe operation without combustion or gas. - A contribution towards meeting the building’s energy-efficiency and renewable-energy requirements. This development is particularly attractive to buyers looking for a modern, brand-new home that requires no renovation. A PRACTICAL LOCATION WITH EXCELLENT ACCESSIBILITY The development is situated on Calle Alozaina, in an established urban area of Málaga, close to major roads such as Avenida Juan XXIII and Avenida José Ortega y Gasset. The surrounding area offers a wide range of amenities, including: - Supermarkets and shops. - Schools and educational facilities. - Everyday services and restaurants. - Nearby public transport connections. The area is served by bus routes 15, 22 and 31, providing convenient connections to different parts of Málaga. The location allows residents to enjoy a well-established neighbourhood that is fully integrated into city life, with everyday amenities and services within easy reach. AN IDEAL HOME OR INVESTMENT OPPORTUNITY Thanks to their layouts, sizes and location, these apartments represent an attractive opportunity for buyers seeking a permanent residence, a second home or an investment property. The combination of brand-new apartments, ?a ?variety ?of ?sizes ?and layouts, and ?a ?convenient location within Málaga city ?makes this ?development a ?particularly ?appealing option for buyers ?who ?value ?quality, ?functionality ?and ?investment ?potential.

Fitted Wardrobes	Fitted Wardrobes	Near Transport
Storage Room		