



## 4 Bedrooms Duplex in Málaga

Málaga

**R4447678 – 3.150.000 €**



4



5



314 m<sup>2</sup>



304 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. 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

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master bedroom with ensuite bathroom and access to a 85m2 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

