

# INTERMOBILIARIA



## Casa en Ciudad Jardín – 6 habitaciones – 2 baños

Hab.	6	Bathrooms	2	Const.	214m2	Terreno	0m2
<b>R4802059</b>		<b>property</b>		<b>Ciudad Jardín</b>		<b>464.000€</b>	

Discover this spectacular townhouse, a gem of substantial size, perfect for those seeking a spacious and well-laid-out home. Located less than 10 minutes from the centre of Málaga, in a quiet street with little traffic, this property combines comfort, style, and functionality.

**Ground Floor:** Comfort and Space Upon entering, you will be surprised by the spaciousness and layout of the ground floor. Here you will find:

- Guest Room: An independent space, ideal for hosting family or friends, providing privacy and independence from the other rooms.
- Two Living Rooms: One designed for everyday use, cosy and comfortable, and a larger one, perfect for special occasions and entertaining.
- Fully Equipped Kitchen: A functional kitchen with great potential for renovation but perfectly functional to start living in immediately.
- Full Bathroom: A well-equipped bathroom with a shower, providing everything your guests need without having to use another bathroom.

Additionally, the ground floor offers a large patio where you can enjoy sunny mornings, share unforgettable moments with family, or entertain guests.

**First Floor:** Comfort and Versatility The upper floor does not fall short in terms of space and possibilities:

- Three Bedrooms: Spacious and well-lit, perfect for rest and tranquillity.
- Fourth Room: Currently used as storage, this room has the potential to become a full fourth bedroom.
- Large Bathroom: A bathroom with a dream bathtub, perfect for relaxing.
- Laundry Room with WC: A small laundry area that includes everything necessary and can easily be converted into a full WC.

From the upper floor, access a large patio with a built-in pool, ideal for enjoying the Málaga sun. Part of the terrace is covered and currently used as storage, but it offers great potential to be transformed into an additional kitchen, barbecue area, or pool party space.

Another important feature of this property is its location. Situated in a quiet and well-connected area, this house offers:

- Proximity to Málaga City Centre: Less than 10 minutes away, making access to all the city's amenities easy.
- Nearby Public Transport: With bus stops within a short distance, facilitating your

commutes. - Convenient Services: Supermarkets, shops, and bars nearby, ensuring you don't need a car for your daily needs. This townhouse is a unique opportunity to live in a peaceful and well-connected environment, enjoying a spacious home with multiple possibilities. Don't miss this opportunity and come to visit! In accordance with the decree of the Junta de Andalucía 218/2005 of 11 October, it is important to inform our clients that notarial, registry expenses, and ITP are not included in the price. However, we want to highlight that real estate brokerage fees are included in the price...

Barbeque  
Covered Terrace  
Marble Flooring  
Private Terrace

Barbeque  
Ensuite Bathroom  
Near Church  
Storage Room

Courtesy Bus  
Fitted Wardrobes  
Near Transport