



R5455192

📍 Málaga

REF# R5455192 798.998 €

BEDS

3

BATHS

2

BUILT

153 m²

****Exclusivity, design, efficiency and quality of life by the sea.**** We present to you this magnificent home located in the prestigious Urban Litoral Urbanisation, on Bulevar Pilar Miró, within Parque Litoral, one of the most sought-after and promising areas of Málaga. Built in 2023 and in impeccable condition, practically brand new, this property combines contemporary architecture with maximum comfort, making it a unique opportunity for both living and investing.

The home features three spacious bedrooms, two full bathrooms (one of them en suite), a bright living room with fully equipped integrated kitchen including refrigerator, washing machine, dishwasher and ceramic hob, creating a modern and functional space designed for everyday living. From the living room you have access to a pleasant 13 m² terrace, perfect for enjoying Málaga's excellent climate throughout the year. Additionally, the property includes a parking space and a large storage room, providing extra convenience and storage space.

IDILIQ

ESTATES

One of the great added values of this building is its exclusive ****Passivhaus certification****, being a benchmark in Andalusia for high energy efficiency construction. This innovative system guarantees exceptional thermal comfort throughout the year, reducing heating and air conditioning consumption by up to 90% compared to a conventional home. This is complemented by an advanced system for continuous renewal of indoor air without needing to open windows, top-quality exterior carpentry with extraordinary thermal and acoustic insulation, and excellent insulation in both the façade and between the different rooms, providing silence, wellbeing and significant energy savings.

The private urbanisation features a communal swimming pool and well-maintained common areas, offering a tranquil and secure environment for the whole family. Its privileged location allows you to enjoy all services without needing to use the car. Just a two-minute walk away is the Palacio de los Deportes Martín Carpena metro station and approximately ten minutes' walk to the beach and the Antonio Banderas Maritime Promenade. In the surrounding area you will find Quirón Hospital, the new Alfonso X el Sabio University, schools, parks, supermarkets, pharmacies, shops, restaurants, sports facilities and excellent bus connections and immediate access to the A-7 motorway, also located just minutes from the historic centre and Málaga International Airport.

A home that brings together design, energy efficiency, location and quality of life in one of the most sought-after enclaves on the Costa del Sol. Ready to move into and with extraordinary appreciation potential, it represents an excellent opportunity for those seeking a modern home or a secure investment in one of Málaga's most in-demand areas.

