

## 1 soverom Leilighet til salgs i Manilva, Málaga

183.000€



Very charming penthouse in a central area of Sabinillas, surrounded by all services within walking distance, less than 1 minute away (supermarkets, coffee shops and restaurants, pharmacies, schools, post office, etc.) and just 5-7 minutes walk to the Paseo Marítimo and the beach of Sabinillas. All services without the need to use a vehicle.


Located on the 5th floor of the building, its magnificent west orientation, and its dominant position due to its height, allow you to have wonderful views of the social club and its pool, the Sierra, Manilva Pueblo and Casares, in addition to being free of nearby buildings, and not being able to build in front of it, therefore having great tranquility and free of noise, as it is an area with little traffic only for residents.

This penthouse has an area of 50 m<sup>2</sup> of housing and 16 m<sup>2</sup> of terrace without taking into account common areas, storage rooms and garage space (91.78 m<sup>2</sup> in total built). The house is distributed in 1 entrance hall, with a hallway, 1 bedroom with built-in wardrobe, 1 bathroom with shower, living room with American kitchen, fully equipped, which leads to a double sliding door with access to the spectacular terrace, which incorporates 2 perfectly finished storage rooms on both sides of the terrace itself (1 of a very good size), and that allow us to store both the furniture of the terrace (tables, chairs, hammocks...), as well as what is necessary for the house. The large terrace has an aluminum structure installation, with sail-type awnings on the top, which allow us to have the entire terrace completely in the shade, in addition to front and side awnings (all in perfect condition), to have maximum privacy. This penthouse also has a pre-installation of air conditioning through ducts, having installed a Split type inverter equipment, currently with the capacity to air-condition the entire house, in addition to double-glazed windows with double glazing. The state of the house in terms of conservation is excellent.

The house has 1 large garage space in the building, included in the price, which allows access directly from it, to the Penthouse floor in a comfortable way by elevator, only accessible to the owners.

The common areas and the garage have surveillance through a closed circuit video recording system, with cameras installed at strategic points and all access to portals and garages.

 1 soverom

 1 baderom

 50m<sup>2</sup> Bygg størrelse

 Svømmebasseng