




## 2 bedroom Apartment for sale in Málaga, Málaga

457,000€

96 homes of 1, 2, 3 and 4 bedrooms with magnificent terraces, penthouses with solarium and first floor with sun terrace, where the outside is introduced through the large windows. All homes have a magnificent terrace, up to 200 m2, where you can feel, throughout the year, the wonderful climate of the city of Malaga. Homes reinforced by the best qualities: individual air conditioning ducts, double laminated plasterboard, closets with textile finish, fitted kitchens with high and low furniture, hood, induction hob, oven and microwave, fully tiled bathrooms ... They also have storage and parking space, with pre-installation for electric car charging, and option for a second place, for convenience. In La Reserva de El Limonar we are committed to enhance the natural environment with its generous common areas: a large open space with manicured gardens and swimming pool with overflowing waterfall of salt water, multipurpose room with equipped gym, where you can complement your healthy lifestyle, and gastroteca, which will facilitate social gatherings. La Reserva de El Limonar has a high energy rating, so that you not only contribute to the care of the environment, but also benefit from the advantages of doing so, thanks to the use of quality building materials and thermal comfort systems such as the production of ACS by aerothermal, which contribute to energy savings. Located on Avenida Arrigo Boito 1, in Las Colinas del Limonar, in the eastern part of the capital of the Costa del Sol. A privileged location next to the exclusive and noble villas of El Limonar and the prestigious residential area of El Mayorazgo. An enclave that allows you, without giving up nature, to enjoy all the services: schools that cover all educational stages, health centers, supermarkets, gastronomic and cultural spaces and, very soon, the El Mayorazgo Shopping Center, its exceptional location is also highlighted by the proximity to the lively city center, leisure and business area of Malaga, and the beach of La Malagueta. With bus stop a few meters away, to communicate with the city, and connected to the outside of the same for its easy and quick access to the A-7 highway and the AVE station, just 12 minutes by car.

 2 bedrooms  
 104m<sup>2</sup> Plot size

 2 bathrooms  
 Swimming Pool

 72m<sup>2</sup> Build size