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REAL ESTATE



HOUSE IN MÁLAGA CENTRO

Málaga Centro

REF# R4660078 – 395.000 €

4	3	130 m ²	3105 m ²	30 m ²
Beds	Baths	Built	Plot	Terrace

Final price, not negotiable Where: In the heart of the Natural Park of the “Montes de Málaga”, a beautiful mountain range representing Malaga’s green lung. An exclusive area located just 5 km from the city, 10-min drive north from the centre of Málaga and 23-min drive from the Malaga Airport. This is a very quiet area, surrounded by nature, yet very safe and within an urbanization with approx. 30 independent houses and 2 restaurants very close by. Easy access: This Finca can be conveniently accessed from the city center through the “Carretera de Colmenar” highway & then through 2 different streets that are accessible through 2 different metal gates belonging to the “Valseca” urbanization. The 2 gates can be accessed through a remote control given to each neighbor of the urbanization. Parking: possibility of parking space for multiple vehicles. About this property: Rural property at the city doorsteps with 3.105 m2 plot with south facing orientation, enjoying the sun all day long. The house has stunning views of the surrounding mountains & down to the sea. It has 3 bedrooms, 2 bathrooms, kitchen and living room, with a total of 98 m2. Plus a diaphanous attic space of 30 m2, accessible from a folding staircase. It is built entirely with high quality wood, providing comfort and optimal insulation; the house is heated through a fireplace, while during the summer the temperature of the house is well maintained (the temperature here is usually approx. 2 ° C lower than in the city). Below the house, on the semi-basement floor, there is a storage and a parking space

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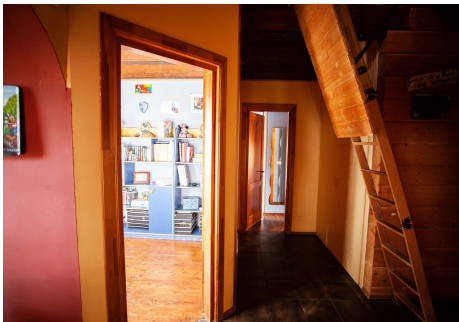
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of 111 m2, currently converted into an loft apartment with 1 bedroom, 1 bathroom, living room-kitchen. This basement has 2 separate entrances but there is the possibility to connect it with the upstairs house through an internal staircase Other features: - Outside the house, there is a large north-facing terrace, used as a "chill-out" space (with outdoor sofa and TV), especially for the summer, and a south-facing balcony, enjoying the stunning sea and mountain views. - At the semi-basement level there is a chill-out area on a separate terrace with barbecue. - From the north entrance to the house, there is a metal gate where you can enter and park cars and motorcycles inside the plot. - The plot is on a slope and has access from 2 streets, to the North and South of the plot. At the south entrance, the current owners have placed their own mobile home and caravan. - Electricity: connection of electricity supply to the Urbanization "Valseca". - Water: both connected to the Urbanization "Valseca" and private water tanks. - 2 different septic tanks for sewage (1 connected to the house and 1 connected to the external detached house) - Fast internet connection through "Internet Directo Wimax, 5G". Annual IBI tax: 384,48 Eur Monthly fee to the neighborhood association: 31 Eur The plot would also include the possibility of installing a mobile home, for private use or rental. There is the option of leaving the "usufruct" of a small part of the plot, enclosed with fences, to the current owners, who would live there in their mobile home. With this possibility of "usufruct" the sale price will be discounted of 60,000 Eur and, only in this case, it would become 335,000 Eur.



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