

**Reference:** **PCG152A**  
**Property type:** Apartment  
**Sale/rent:** For sale  
**Price:** **382.000 €**  
**Condition:** Good condition



**Floor:** 2  
**Town:** Almuñécar  
**Province:** Granada  
**Postal code:** 18690  
**Zone:** Playa Cabria



<b>Sqm built:</b> 102	<b>Air conditioner:</b> centralized	<b>Garages:</b> 1
<b>Sqm terrace:</b> 16	<b>Terraces:</b> 1	<b>Bedrooms:</b> 3
<b>Orientation:</b> southeast	<b>Bathrooms:</b> 2	<b>Outward/Inward:</b> outward

---

**Description:**

Properties Under Construction:

Exclusive Opportunity: Luxury Homes in a Prime Location

Main Features of the Property:

Constructed Area: 102 m<sup>2</sup>, designed with high-quality finishes.

Spacious Private Terrace: Enjoy 16 m<sup>2</sup> of outdoor space with unparalleled views.

Bedrooms: 3 spacious bedrooms with built-in wardrobes. Double-glazed windows with roller shutters for enhanced comfort and privacy.

Bathrooms: 2 full bathrooms with vitrified porcelain fixtures, ensuring durability and style.

Garage and Storage Room: The property includes a parking space and a storage room, with direct access via elevator.

Fully Equipped Kitchen:

The kitchen comes furnished and equipped with high-end appliances, including:

Induction cooktop

Extractor hood

Refrigerator

Dishwasher

Washing machine

Integrated sink with single-handle faucet and swivel spout

Electric oven and microwave

Comfort and Energy Efficiency:

Climate Control System: Air conditioning distributed through ducts with supply and return grilles, ensuring a comfortable environment year-round.

Hot Water Production: Provided by communal solar panels or an aerothermal system, with electric water heater support for maximum energy efficiency.

Surroundings and Common Areas:

Garage and Storage Room:

Secure Access and Convenience: Garage with automatic door and pre-installation for electric vehicle charging. Direct access from the homes via elevator.

Strategic Location:

Málaga International Airport: 92 km away.

Granada: 84 km away.

Almería: 145 km away.

Sierra Nevada: 109 km away.

Nerja: Only 26 km away.

Salobreña: Just 11 km away.

This is your opportunity to acquire a luxury home in an unbeatable setting. Don't miss out on this exclusive offer and enjoy the perfect blend of comfort, elegance, and location.

If you would like more information about this property or to arrange a visit, please do not hesitate to contact Gestión Internacional agents:

Email: [info@gestioninternacional.com](mailto:info@gestioninternacional.com)

Phone or WhatsApp:

Spanish: +34 673 831 092 / +34 684 031 687 / +34 623 03 28 45

French and Spanish: +34 684 031 687

English and Italian: +34 673 850 925

Office: Carretera de Málaga, Subida de Monte de los Almendros n2, Salobreña.

---