

## Apartment for sale in Malaga, Costa del Sol

3 Bedrooms | 2 Bathrooms | 155 m<sup>2</sup> Interior | Pool Yes  
€ 448 IBI | € 1,272 Community fees



### Property Description

???? Agency fees included in the price  
???? Property for sale exclusively

We present this spectacular duplex penthouse built in 2004, located in Parque Azalea, one of the most sought-after residential complexes in Teatinos - El Cónsul. A real opportunity in an area where properties like this do not stay on the market for long.

The property has 114 m<sup>2</sup> built, including terraces and laundry area (123 m<sup>2</sup> including communal areas), distributed in a comfortable and functional layout.

In addition, it features a 41 m<sup>2</sup> upper-floor solarium, significantly increasing the usable and enjoyable living space.

???? Registry and cadastral information:

155 m<sup>2</sup> built  
101 m<sup>2</sup> usable living space  
12 m<sup>2</sup> garage  
6 m<sup>2</sup> storage room  
36 m<sup>2</sup> communal elements

Upon entering, you are welcomed by a spacious hallway leading to a bright living room with direct access to the main terrace, equipped with awnings—perfect for enjoying Málaga’s climate all year round, offering great views and generous space.

The property benefits from centralized air conditioning, ensuring comfort throughout all rooms year-round.

The independent kitchen, complete with a laundry area, is practical and bright, with natural ventilation and exterior access—ideal for everyday living.

There are 3 bedrooms, all exterior and filled with natural light. The master bedroom includes an en-suite bathroom with bathtub, and there is an additional guest bathroom with shower, making a total of 2 bathrooms.

In the hallway leading to the bedrooms, there is a built-in wardrobe area, providing extra and practical storage space.

???? The standout feature of this property is its outdoor space:

On the upper floor, you’ll find an impressive 41 m2 private solarium, accessed via an elegant glass spiral staircase. A unique space that combines a covered enclosed terrace area (ideal as a dining room, office, or chill-out area) and an open outdoor space with a shower—perfect for enjoying complete privacy.

Additionally, the living room opens onto a spacious terrace on the main level, adding even more value and enjoyment to the home.

???? Includes:

Garage space  
Storage room

???? Residential complex features:

Swimming pool  
Landscaped gardens  
Children’s playground

???? Costs:

Property tax (IBI): €448.25/year  
Community fees: €106.55/month

???? Prime location in Teatinos – El Cónsul:

A well-established, quiet, and highly demanded area, surrounded by all essential services:

Mercadona on the same street  
Universities  
Hospitals  
Supermarkets and shops  
Public transport and metro within minutes  
Excellent access to the motorway

???? An ideal property both as a permanent residence and as a secure investment in one of Málaga’s most in-demand areas.

???? Financing services available. Contact us for no-obligation advice.

This type of duplex penthouse in Teatinos rarely stays on the market for long.

The indicated price does not include expenses associated with the purchase of property according to current legislation (Property Transfer Tax (ITP) or VAT, notary fees, land registry fees, administrative costs, etc.). Additional costs to the buyer include: 7% Property Transfer Tax (ITP) on the purchase price, notary and land registry fees. A copy of the Property Information Sheet is available at our office in accordance with Royal Decree of October 11. The information provided is for guidance only and has no contractual value. The offer is subject to errors, price changes, omission, availability, and/or withdrawal from the market without prior notice.