



Apartment Three-bedroom (4+kk)

€ 1 685 162 | CZK 41 000 000

100 m², Fuengirola, Costa del Sol





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Total area	214 m²
Floor area*	100 m²
Terrace	114 m²
Parking	Yes
Cellar	-
PENB	G
Reference number	110671

This stunning three-bedroom, three-bathroom penthouse with a terrace of over 100 m², offering its residents panoramic sea views, is located in an exceptional seaside development on Mijas Costa in the province of Málaga. The completion of construction is scheduled for 2026.

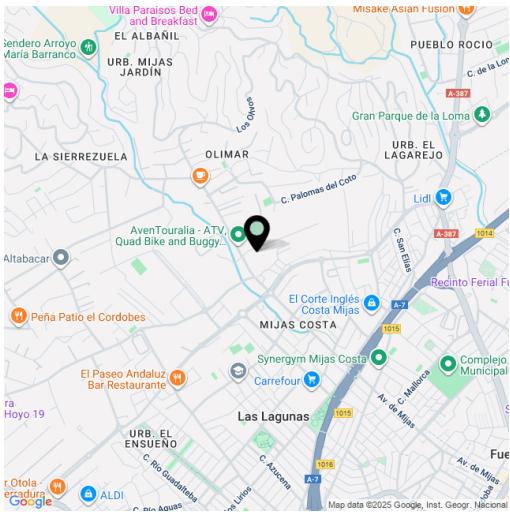
The penthouse is thoughtfully divided into social and private areas. The social zone features an open-plan concept combining the living room, dining area, and designer kitchen, seamlessly connected through floor-to-ceiling glass walls to an **extraordinary terrace** with expansive views. There is also a guest toilet and an entrance hall. The private zone consists of **three elegant bedrooms**, each with its own bathroom. The price includes one **parking space** and a storage room.

The residence will meet the highest standards, featuring an advanced ventilation and **air-exchange system** fully compliant with DB-HS technical regulations, ensuring a healthy and fresh indoor environment. The aerothermal **air-conditioning** system allows **individual temperature control** in each room, while underfloor heating and a **smart home system** for lighting and climate management provide additional comfort. The communal areas, designed by renowned architects, include a **swimming pool** with a **solarium, gym, spa**, and a multi-purpose room suitable for events and coworking.

The unbeatable location is next to the **Miramar shopping center**, with its variety of bars, restaurants, and fashion boutiques. Convenient access to the nearby motorway allows easy travel to **Marbella**, Málaga International Airport, the train station, and the city center. A **direct flight** from Prague to Málaga takes approximately three hours.

Note: The published photos are visualizations.

Floor area: 100 m², Terrace: 114 m²



* Size of the unit according to the Housing Act.
The area consists of the sum total of the internal area of every room.

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PLAC. CONSTRUIDOR 8.571 m²

AC. ESC. RES. M 8.188 m²

BANHO 1 8.411 m²

DORMITÓRIO 1 8.108 m²

PASSILO 8.888 m²

DORMITÓRIO 2 8.104 m²

BANHO 2 8.423 m²

DORMITÓRIO PPAL 8.147 m²

BANHO PPAL 8.539 m²

ALCO 8.223 m²

SALÃO COMEÇOR COZINA 8.382 m²

TERRAÇA PERÍOLA 8.520 m²

LMBC

SUPERFICIES CONSTRUIDAS

VIVIENDA	REPERCUSIÓN Z.C.C.	TOTAL VIVIENDA
120,48	37,25	157,73

OTRAS SUPERFICIES CONSTRUIDAS

TERRAZA CUBIERTA	TERRAZA DESCUBIERTA	TERRAZA CON PERGOLA	PISCINA	JARDINES PRIVATIVOS
		82,11	4,40	57,15

SUPERFICIES ÚTILES SEGÚN DECRETO BOJA 218/2005

ÚTILES INTERIORES	SEGÚN DECRETO
100,33	110,36

Los superficies móviles están etiquetados conforme al Decreto 238/2005 de Información al consumidor en la compra y venta y arrendamiento de viviendas Andalucía. Se incluyen en el edificio las superficies bajo rasante.

La propiedad se reserva la facultad de incluir las modificaciones necesarias por cualquier motivo y/o justificadas por cambios administrativos u organizativos públicos.

Todo el mobiliario, incluido el de la cecina, es meramente informativo. Los giro de las puertas y la distribución de aparatos sanitarios no son vinculantes.

Las superficies expuestas son apelmazadas, pudiendo experimentar modificaciones por razones de índole técnica en el desarrollo del proyecto de ejecución o durante el mantenimiento de las obras.

