



## Bright 3-bedroom apartment with garage and parking included in Cueva de Menga



### Informazioni sull'Agente

Nome: António Pereira  
Nome della ditta: ITHLUX  
Nazione: Portugal  
Experience since:  
Tipo di servizio: Selling a Property  
Specialties:  
Property Type: Apartments  
Telefono:  
Languages: Portuguese  
Sito web:

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: USD 392,204.17

#### Posizione

Nazione: Spain  
Stato / Regione / Provincia: Andalusia  
Città: Seville  
Pubblicato: 30/07/2026

#### Descrizione:

ITHLUX Sevilla offers you this exclusive apartment in Cueva de Menga, a home designed for those looking for daily comfort in a consolidated and very practical area of East Seville.

With 108 m<sup>2</sup> built according to the cadastre, the apartment offers a very interesting combination: good natural light, functional layout, three bedrooms, two bathrooms and an unusual added value in the area: garage space and parking space included in the price.

The house is located on the third exterior floor with a lift. Upon entering, we find a day area consisting of an entrance, living-dining room and an independent equipped kitchen. The layout allows for a clear separation of everyday spaces from the rest area.

The night area is differentiated by a door, providing greater privacy. It has three bedrooms and two full bathrooms. The master bedroom has an en-suite bathroom, while the second bathroom serves the rest of the house.

The apartment is in good condition and has central air conditioning, double glazed windows with thermal break and anti-bumping armored door. It also has a small glazed terrace, useful as an auxiliary space.



The environment especially reinforces the family and daily use of the house. It is next to the German School and the Miguel Servet Institute, close to the health center and very close to the Supera sports center, which allows you to have a swimming pool in summer and winter, as well as educational, health and sports services at hand without assuming them as a mandatory community expense.

Unlike other homes in the area that support their attractiveness in large common areas, this apartment offers a more practical proposal: good location, bright housing, comfortable distribution and resolute parking for two vehicles.

#### Key features:

Constructed area according to the cadastre: 108 m<sup>2</sup>.  
Floor: 3rd exterior.  
Elevator: yes.  
Bedrooms: 3.  
Bathrooms: 2 full.  
Master bedroom with en-suite bathroom.  
Independent equipped kitchen.  
Bright living-dining room.  
Small glazed terrace as an auxiliary space.  
Centralised air conditioning.  
Double glazed windows with thermal break.  
Anti-bumping armored door.  
Garage space and parking space included in the price.  
Community rooftop to tend to.  
Total Community Expenses: 95 month.  
IBI: 302.88 per year

In short: a house with 3 bedrooms and 2 bathrooms, exterior, with elevator, central air conditioning, equipped kitchen, garage and parking included, in a sought-after area of East Seville.

Contact ITHLUX Seville for more information or to arrange a visit.

In compliance with current regulations on consumer information, in particular Decree 218 2005, of 11 October, of the Regional Government of Andalusia, and Law 10 2025, of 26 December, it is reported that the price indicated does not include the expenses and taxes inherent to the sale, which are detailed below:

Property Transfer Tax (ITP): the current tax rate in Andalusia will be applied, generally 7%, and may vary depending on the circumstances of the buyer.

Notary fees: according to official tariff.

Property Registry expenses: according to official tariff.

Management expenses: estimated depending on the operation.

Brokerage fees:



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Selling party: included in the price.

Buying party: 2% of the purchase price plus VAT, 21%, if applicable.

The amounts indicated are for information purposes only and may be specified according to the specific circumstances of each transaction.

- REF: ITH4460

|            |      |
|------------|------|
| Nuovo:     | No   |
| Costruito: | 1990 |

## Comune

|                        |        |
|------------------------|--------|
| Camere da letto:       | 3      |
| Bagni:                 | 2      |
| Finito piedi quadrati: | 108 mq |

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL: <https://floorfy.com/es/tour/2654487>

## Contact information

IMLIX ID: ITH4460

