



Appartement au rez-de-chaussée à vendre à Málaga, Málaga

260 000 €

Référence: R5164846 Chambres: 3 Bain: 1 Construite: 102m²







Costa del Sol, Málaga

Unique Opportunity: Commercial Premises with Change of Use in Progress

Spacious commercial property for sale, 102 m², with 9.5 meters of frontage and 4.8 meters in height, which would allow, once the change of use is approved, the possibility of building a second floor according to submitted plans.

Currently, it features 3 bedrooms, a large living room, and a bathroom, but its true value lies in the multiple transformation possibilities, such as:

A bright and spacious residence.

An investment with high profitability potential.

Or a commercial space adaptable to different activities.

There is also the option to redesign the façade, enlarging windows and doors to bring in more light and modernity.

???? Excellent location: situated on Av. Andalucía, in Málaga, in a central and well-connected area, with a bus stop right at the entrance, and surrounded by all essential services (shops, schools, banks, restaurants).

A highly versatile property with enormous potential — definitely worth a visit to truly appreciate all its possibilities.

In compliance with Decree 218/2005 of 11 October of the Regional Government of Andalusia, we inform you that the Property Transfer Tax (ITP) and the Notary and Land Registry fees, as regulated by official tariffs, are not included in the price.

The real estate agency fees ARE INCLUDED in the price.



Spécification:

Caractéristiques

Près du transport

Climatisation

Climatisation

Paramètre

Zone commerciale

Proche des magasins

Ville

Condition

Bien

Catégorie

Investissement