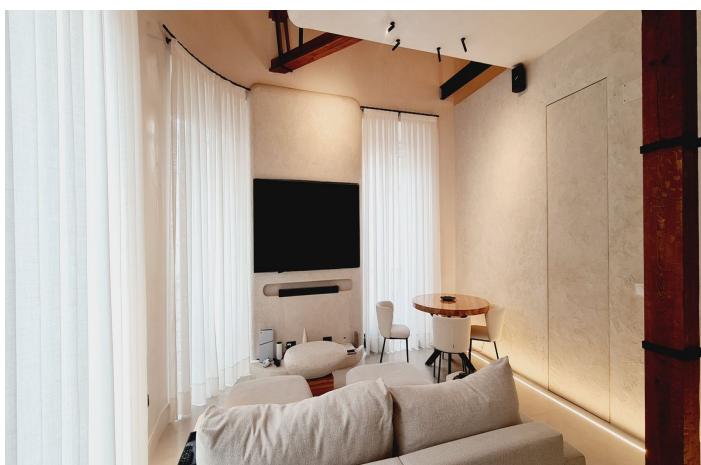




## Mellanlägenhet till salu i Málaga, Málaga

1 400 000 €

Referens: R5189428 Sovrum: 4 Badrum: 4 Bygga: 225m<sup>2</sup>





## Costa del Sol, Málaga

### EXCLUSIVE INVESTMENT OPPORTUNITY IN MÁLAGA'S HISTORIC CENTER – PROJECT FOR 4 APARTMENTS WITH LICENSES

A 225 m<sup>2</sup> property is for sale in the heart of Málaga's historic center, with an approved project and valid licenses to divide it into 4 independent apartments.

Currently, one unit is fully completed and furnished, while the other three are in a shell state, allowing the new owner to begin renting immediately and customize the remaining units as desired.

#### PROPERTY FEATURES

Total built area: 225 m<sup>2</sup>

Current layout:

1 finished and fully equipped apartment  
3 structurally prepared units in shell condition

Licenses and permits:

Approved building and division permits  
Permanent tourist license for the entire building

Approximate size per apartment: 40–45 m<sup>2</sup>  
(One can be used as an office)

#### FEATURES OF THE SHOW APARTMENT

High-quality finishes, indirect lighting, designer furniture

Open-plan American kitchen, spacious living room, large walk-in closet

Electric blinds, air conditioning, and heating

#### UNBEATABLE LOCATION IN CENTRAL MÁLAGA

Located just steps away from all essential services:

Pharmacies, markets, restaurants, and major chains like McDonald's and Burger King

Tourist attractions such as the Alcazaba, the promenade, and Calle Larios



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The building also features an elevator.

#### EXCELLENT INCOME POTENTIAL

Perfect for short-term rentals.

The building has the potential to generate up to €10,000 per month when all four units are rented out.

#### STORAGE ROOM AND GARAGE INCLUDED

The price includes a parking space and storage unit

Without these, the price can be adjusted to €1,400,000

???? Don't miss this unique opportunity in Málaga's city center.

Ideal for investors, business owners, or large families.



## Funktioner:

Drag  
Täckt terrass  
Lyfta  
Nära transport  
Satellit -tv  
Marmorgolv  
Dubbelglas  
Monterade garderober  
Wifi  
Utslagsbuss  
Nära kyrkan  
Tillgång för personer med minskad rörlighet  
**Åsikter**  
Gata  
**Möbler**  
Del inredd  
**Verktyg**  
Elektricitet

**Orientering**  
Söder  
Sydväst  
**Miljö**  
Handelsområde  
Urbanisering  
Nära havet  
Nära butiker  
Stad  
**Kök**  
Delvis monterad  
**Kategori**  
Investering  
Återförsäljning

**Klimatkontroll**  
Luftkonditionering  
För installerad A/C  
Heta a/c  
**Skick**  
Renovering krävs  
**Parkering**  
Garage