



## Wohnung im Erdgeschoss zum Verkauf in Málaga, Málaga

303.000 €

Referenz: R5213179 Schlafzimmer: 2 Badezimmer: 1 Garten: 70m<sup>2</sup>





## Costa del Sol, Málaga

**Exclusive Home in Málaga's Historic Center** A unique opportunity to live or invest in the very heart of Málaga, a city that enjoys over 300 days of sunshine per year, making it one of the sunniest cities in Europe. We present this charming exclusive property, located on a delightful semi-pedestrian street in the historic center. Just steps away from Málaga's main landmarks, yet with the peace and quiet of a residential setting. 🏠 **Key Features:** 2 bedrooms with built-in wardrobes Full bathroom with bathtub Spacious living-dining room with semi-open kitchen Fully equipped kitchen, move-in ready Details that make a difference: high ceilings, elegant white wooden doors, and natural wood flooring that add warmth and style Exterior aluminum windows providing natural light and thermal comfort 🌞🌞🌞🌞 **Common Areas You'll Love:** Building with elevator Well-kept entrance and personalized feel Rooftop access with community pool, sunbeds, and solarium to relax under the sun Private laundry space on the rooftop with independent area 🌞🌞 **Prime Location:** Live surrounded by history, culture, and local life. Just a few meters from Monte Gibralfaro, top schools (Maristas, El Monte, Nuestra Señora de Gracia), supermarkets, traditional bakeries, the Mercado de la Merced, bus stops, taxis, and more. A short walk connects you to the Palmeral de las Sorpresas, Picasso Museum, Roman Theatre, and other Málaga landmarks. 🌞🌞🌞 **Ideal For:** First-time buyers seeking a charming home A second residence in a strategic location Investors looking for a property with high rental yield, either short- or long-term 🌞🌞 **Don't miss this opportunity.** Contact us for more information or to schedule a viewing. 🌞🌞 **Additional Information:** In compliance with Decree 218/2005 of the Junta de Andalucía, clients are informed that notarial, registration, ITP, and other purchase-related costs are not included in the price. Real estate agency fees (3% + VAT) are not included. The consumer has the right to request the Abbreviated Information Document (DIA) of the property.



## Eigenschaften:

### Merkmale

Überdachte Terrasse

Aufzug

### Pool

Gemeinschaft

### Klimakontrolle

Zentralheizung

### Möbel

Teil eingerichtet

### Zustand

Gerecht

### Küche

Voll ausgestattet