



## Bottenvåning till salu i Málaga, Málaga

229 000 €

Referens: R5251012   Sovrum: 2   Badrum: 1   Bygga: 61m<sup>2</sup>





## Costa del Sol, Málaga

We present a fantastic opportunity located in one of Málaga's most in-demand and fast-growing areas: El Molinillo – Capuchinos, just a few minutes' walk from the Historic Centre and surrounded by shops, services, and public transport.

**Main Features** • Built area: 61 m<sup>2</sup> • Price: €229,000 • Condition: To renovate • Building with lift • Exterior orientation – very bright

The property offers a comfortable and functional layout and is distributed as follows: ✓ Two spacious bedrooms ✓ One bathroom ✓ Living-dining room ✓ Independent kitchen

Thanks to its natural light, distribution, and potential, this apartment can easily be transformed into a modern home or a profitable investment project. 🏠 📊

**Renovation Potential & ROI Estimation** 📊 Estimated Renovation Cost (for a full modern refurbishment including kitchen, bathroom, installations, flooring and finishes of medium-high quality): • Renovation estimate: €750–€900/m<sup>2</sup> • Total estimated cost (61 m<sup>2</sup>): €45,000 – €55,000 📊

**Market Value Once Renovated** Fully renovated apartments in the Capuchinos–Molinillo area currently sell between €3,800 and €4,500/m<sup>2</sup>, depending on quality and natural light. • Estimated resale value once renovated: • 61 m<sup>2</sup> × €3,800/m<sup>2</sup> = €231,800 • 61 m<sup>2</sup> × €4,500/m<sup>2</sup> = €274,500 📊

**Estimated Value Increase** Depending on the quality of the renovation: • Potential value increase: +€25,000 to +€45,000 • Excellent option for investors, first-time buyers, or rental investment given the strong demand in the area. 🏠 📊

**Why This Property Stands Out** • High-growth neighbourhood • Strong demand for annual and mid-term rentals • Building with lift • Bright and well-distributed interior • Ideal to customise or create a value-add investment



## Funktioner:

Drag

Lyfta

Nära transport

Miljö

Strandkant

Nära hamnen

Nära butiker

Nära staden

Nära skolor