

Reference: R5189428



WWW.VIVI-REALESTATE.COM
WWW.VIVI-HOMES.COM





Middle Floor Apartment in Málaga Centro

Price **€ 1,400,000**

Bedrooms	4
Bathrooms	4
Build Size	225 m²
Plot Size	225 m²

SETTING

- ✓ Town
- ✓ Commercial Area
- ✓ Close To Sea
- ✓ Urbanisation
- ✓ Close To Shops

ORIENTATION

- ✓ South
- ✓ South West

CONDITION

- ✓ Renovation Required

CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Pre Installed A/C
- ✓ Hot A/C

VIEWS

- ✓ Street

FEATURES

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Satellite TV
- ✓ WiFi
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Double Glazing
- ✓ Courtesy Bus
- ✓ Near Church

FURNITURE

- ✓ Part Furnished

KITCHEN

- ✓ Partially Fitted

PARKING

- ✓ Garage

UTILITIES

- ✓ Electricity

CATEGORY

- ✓ Investment
- ✓ Resale

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

A 225 m² 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 m²

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 m²

(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

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

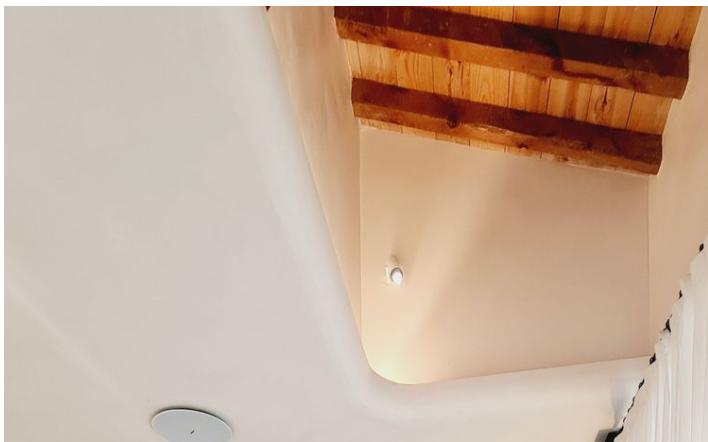
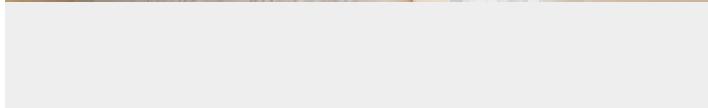
Without these, the price can be adjusted to €1,400,000

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

Ideal for investors, business owners, or large families.

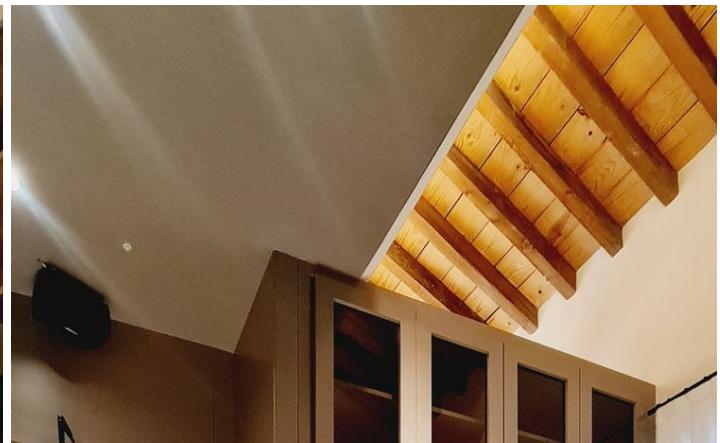
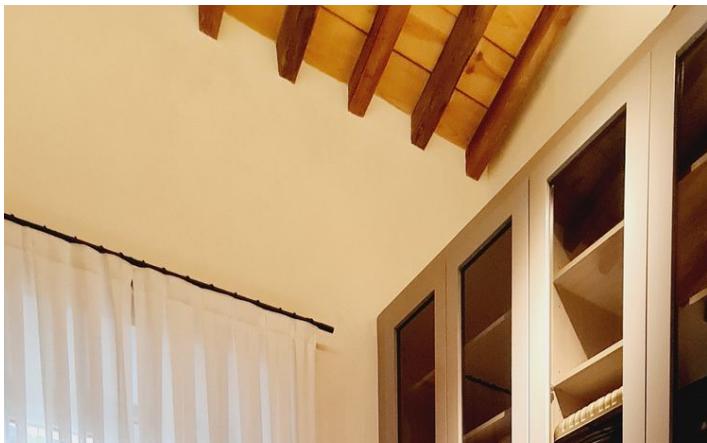
[View Property Online](#)

GALLERY













ViVi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640
Tel: +34 672 816 975
Email: sales@vivi-realestate.com | Web: www.vivi-realestate.com