

# Duplex in Málaga

Price € 595,000

|            |                   |
|------------|-------------------|
| Bedrooms   | 2                 |
| Bathrooms  | 2                 |
| Build Size | 77 m <sup>2</sup> |
| Plot Size  | 77 m <sup>2</sup> |

## ORIENTATION

- ✓ North West

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Central Heating

## FEATURES

- ✓ Lift
- ✓ Storage Room
- ✓ Wood Flooring

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## UTILITIES

- ✓ Drinkable Water

If the ideal home you are looking for must offer a prime location, excellent connectivity, and be set within an iconic historic building in the city centre, this exclusive gem in the heart of Málaga is for you.

Located in the prestigious Félix Sáenz building, regarded as one of the most beautiful and emblematic historic buildings in the city, this property combines architectural charm with modern comfort, designed for discerning clients who value character, quality, and location.

The apartment benefits from outstanding connectivity: direct metro access from the airport, with arrival at the property approximately five minutes after leaving the station — an exceptional advantage for both residential use and investment purposes.

Despite its central location, the apartment is remarkably quiet, offering privacy and comfort right in the vibrant city centre.

The property is an elegant duplex apartment. On the lower floor, you will find the main entrance, a fully furnished and equipped independent kitchen, a hallway, and a practical built-in wardrobe located under the staircase. The cosy living room, decorated with modern and functional furniture, includes a full bathroom and an additional room that can

be separated by a sliding door, allowing it to be converted into an extra bedroom with its own bathroom — ideal for guests or added flexibility. The entire lower floor features wooden flooring and centralized air conditioning.

From the balcony, you can enjoy views over Sebastián Souvirón Street and its surroundings, experiencing the charm of the historic centre while enjoying the apartment's interior tranquility.

An elegant staircase leads to the upper floor, where you will find the attic-style master bedroom with two upper windows, storage space, and a full bathroom with shower. This level also features a generous walk-in wardrobe and independent air conditioning and heating (split system).

The building offers parking spaces. There is the option to purchase a parking space separately for €60,000 (not included in the advertised price).

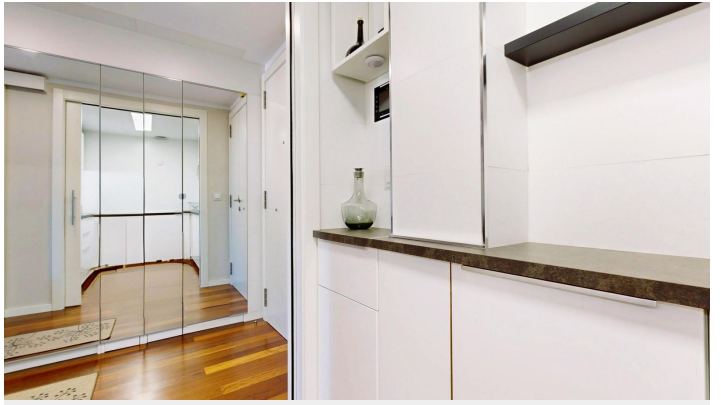
The apartment is sold furnished, excluding certain personal belongings and decorative items (to be confirmed).

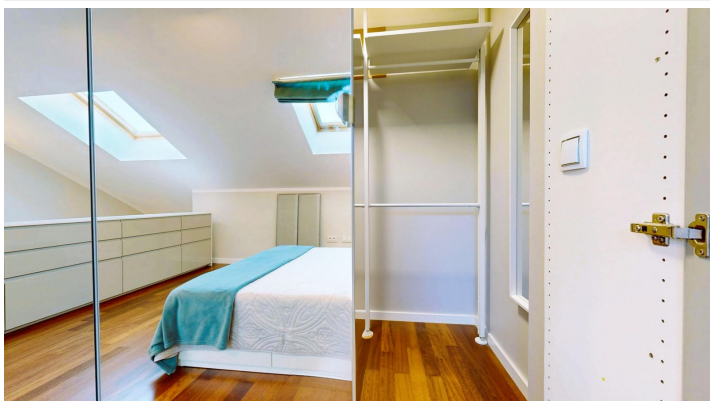
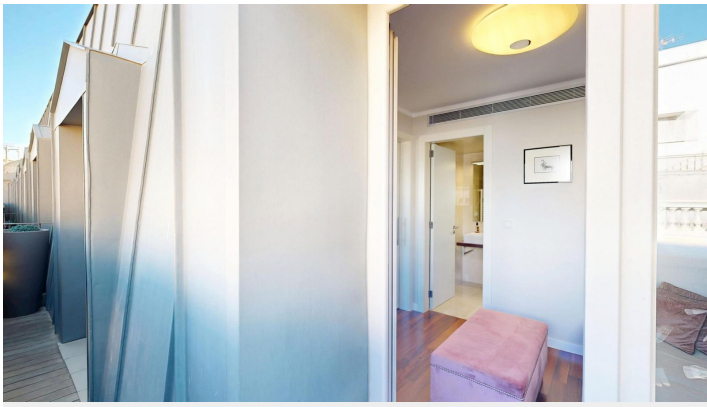
Agency fees are included in the price. The Short Information Document is at your disposal. The price does not include the taxes inherent to the purchase (I. T. P. or I. V. A + A. J. D. + notary and registration fees, rates or taxes of any kind), which shall be paid by the buyer.

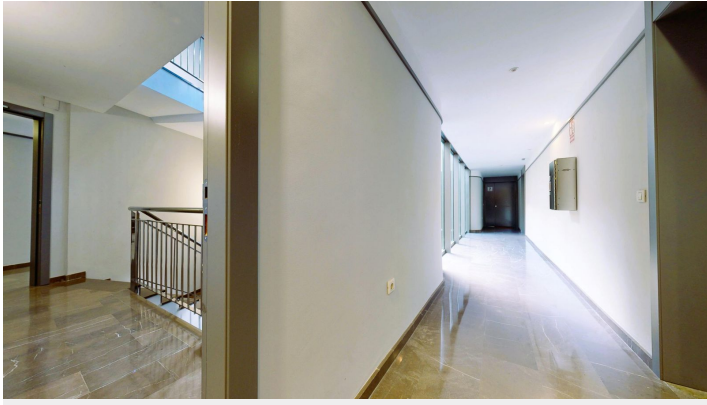
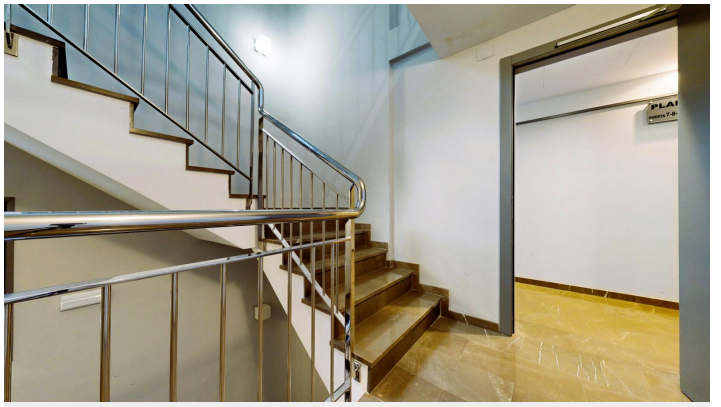
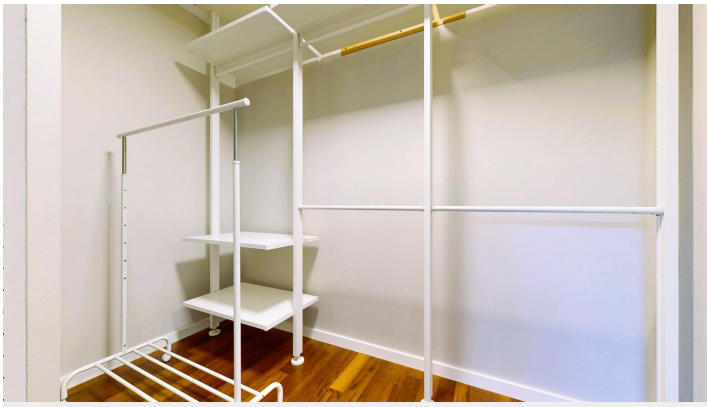
If you would like to visit this unique property and personally experience everything it has to offer, we will be delighted to assist you. MDP

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# GALLERY







Vivi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

Email: [sales@vivi-realestate.com](mailto:sales@vivi-realestate.com) | Web: [www.vivi-realestate.com](http://www.vivi-realestate.com)