





# Middle Floor Apartment in Málaga Centro

Price **€ 1,400,000**

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

## SETTING

- ✓ Town
- ✓ Close To Sea
- ✓ Commercial Area
- ✓ 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
- ✓ Near Transport
- ✓ Access for people with reduced mobility
- ✓ Courtesy Bus
- ✓ Lift
- ✓ Satellite TV
- ✓ Marble Flooring
- ✓ Near Church
- ✓ Fitted Wardrobes
- ✓ WiFi
- ✓ Double Glazing

## FURNITURE

- ✓ Part Furnished

## KITCHEN

- ✓ Partially Fitted

## PARKING

- ✓ Garage

## UTILITIES

- ✓ Electricity

## CATEGORY

- ✓ Investment
- ✓ Resale

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## 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

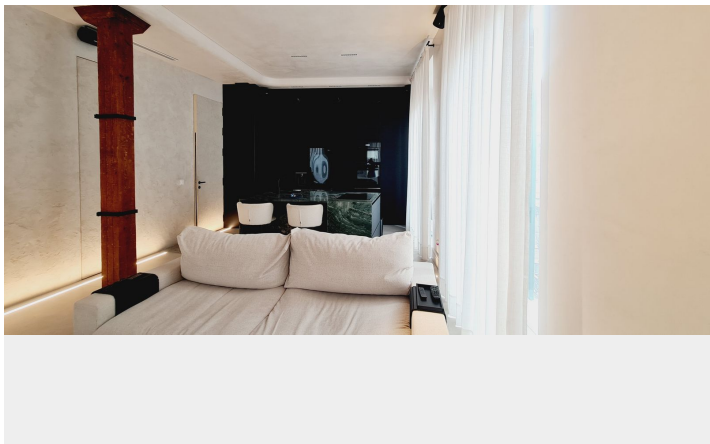
Without these, the price can be adjusted to €1,400,000

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

Ideal for investors, business owners, or large families.

[View Property Online](#)

GALLERY

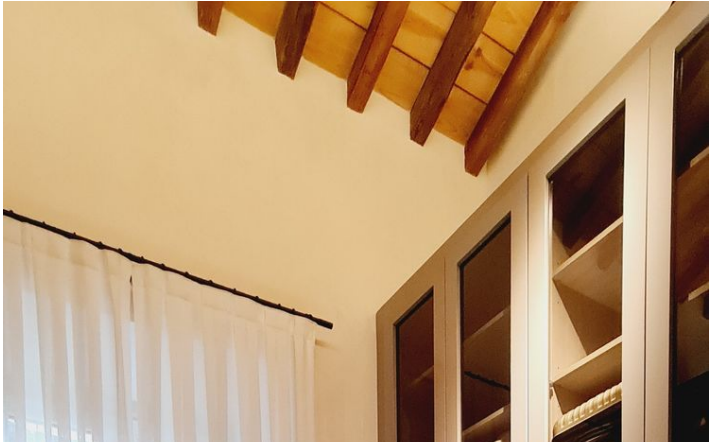
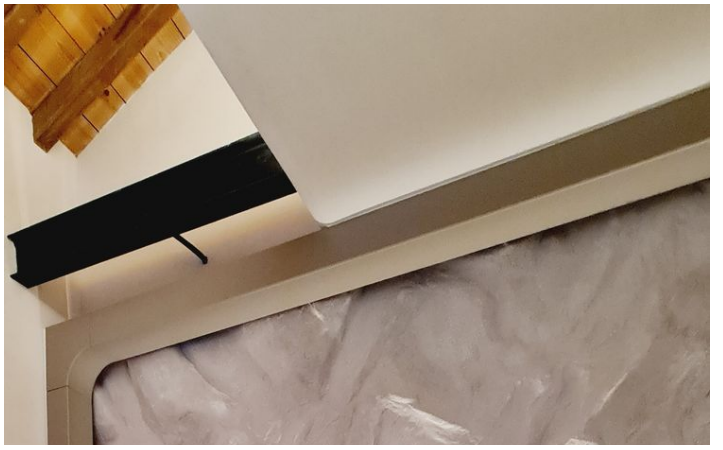


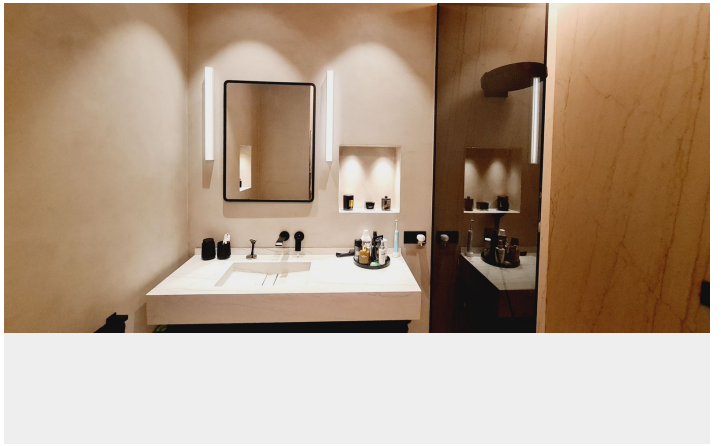
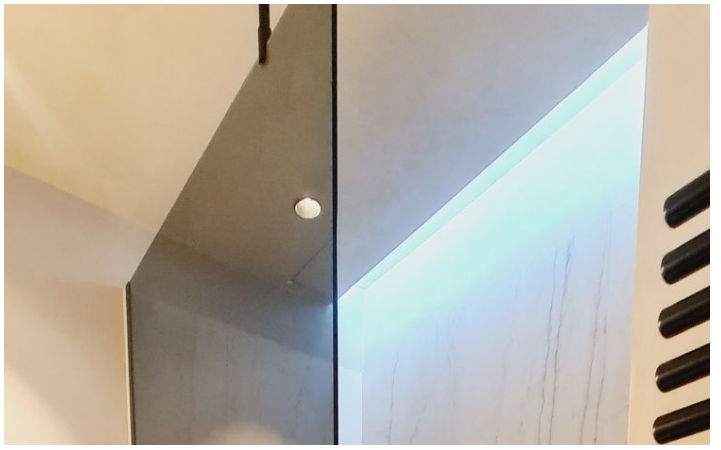














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