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# Ground Floor Apartment for sale in Málaga, Málaga

**435,000 €**

**Reference:** R4969327 **Bedrooms:** 2 **Bathrooms:** 2 **Build Size:** 85m$^2$

# Costa del Sol, Málaga

We present an exceptional opportunity to acquire an apartment with 15 years of age, located in one of the most promising areas of Málaga. Situated on the same street as the iconic Teatro Cervantes, this home allows you to enjoy the essence of the historic center without sacrificing tranquility and comfort. Its location is unbeatable, surrounded by essential services such as a pharmacy, supermarket, gym, schools, and a variety of dining options. Additionally, it is just a short walk from the Faculty of Economic and Business Sciences at the University of Málaga, Plaza del Ejido with its sports and children's parks, as well as Plaza de la Merced and other emblematic landmarks of the historic center. One particularly interesting aspect is the recent renovation of Calle Carretería, one of the main arteries of the center, which has been completely transformed into a more accessible and modern street. Thanks to this redevelopment project, the area has significantly improved in quality of life, offering a more pleasant space for pedestrians, reduced traffic, and a more attractive environment for both residents and investors. Furthermore, the area has traffic restrictions, allowing circulation exclusively for residents, ensuring greater tranquility and easier access for those living in the neighborhood. The apartment has been designed to offer maximum comfort and peace. It features an elegant entrance hall, a spacious and bright independent living room, a fully equipped kitchen with appliances, two bedrooms with built-in wardrobes, and two bathrooms. Its high-quality finishes, such as parquet floors, climalit windows, and dark grey carpentry, along with air conditioning, guarantee a cozy atmosphere, effectively insulating from outside noise. The building, with only three floors, has a communal terrace on the top floor, a perfect space to relax, enjoy charming views, sunbathe, or unwind outdoors. For added convenience, there is the option to purchase a spacious parking space within the same building, with room for a car and a motorcycle, for €35,000. A particularly useful advantage on rainy days or when transporting luggage. Whether as a permanent residence or an excellent tourist investment, this property offers the best of both worlds: a central location undergoing significant transformation, with the tranquility and comfort of a modern home in an area with restricted traffic for greater exclusivity and well-being. Do not hesitate to contact us for more information or to schedule a visit.

## Features:

**Features**
Lift
Near Transport
Double Glazing
Fitted Wardrobes
Near Church
Fiber Optic
**Furniture**
Fully Furnished

**Climate Control**
Air Conditioning

**Setting**
Close To Shops
Close To Town
Close To Schools