



## Ground Floor Studio for sale in Olletas, Málaga

**165,000 €**

Reference: R5034157   Bedrooms: 1   Bathrooms: 1   Build Size: 36m<sup>2</sup>





## Costa del Sol, Olletas

Charming Fully Furnished Apartment in Olletas, Málaga - Ready to Move In or Rent Out This fully furnished and equipped apartment is ideal as a primary residence or as a rental unit for investors. It comes with central air conditioning (new 2024), double-glazed windows, a built-in wardrobe, electrical appliances, and quality furniture. All ready for you to move in or start generating income immediately. The apartment is located in a quiet, traffic-free passage next to Plaza de Olletas and near Parque San Miguel, offering green spaces and excellent road connections. A bus stop is just 50 meters from the building, and Plaza de la Merced is only a 15 minute walk away. Although on a semi-basement level, the apartment has large windows that provide plenty of natural light. One of the best features is the unbeatable location. Step just outside your door and you're surrounded by everything you need: parking, restaurants, cafés, pharmacies, a bus station, and more. An important bonus: The apartment is officially registered as a VFT (holiday home) in the Andalusian Tourism Registry, giving you the possibility to rent it out short-term. At the same time, it offers excellent long-term rental potential, as demand for smaller apartments in Málaga city center is very high making it a solid investment!

## Features:

<b>Features</b>	<b>Climate Control</b>	<b>Views</b>
Lift	Pre Installed A/C	Courtyard
Near Transport	Cold A/C	
Satellite TV	Hot A/C	
Marble Flooring	Central Heating	
Fitted Wardrobes		
Solarium		
WiFi		
Near Church		
Fiber Optic		
Access for people with reduced mobility		
<b>Setting</b>	<b>Condition</b>	<b>Furniture</b>
Close To Port	Good	Fully Furnished
Urbanisation	Recently Refurbished	
Close To Shops		
Close To Town		
Close To Schools		
Town		
Close To Marina		
<b>Kitchen</b>	<b>Security</b>	<b>Parking</b>
Fully Fitted	24 Hour Security	Street
	Entry Phone	
	Safe	
<b>Utilities</b>	<b>Category</b>	<b>Energy Rating</b>
Electricity	Reduced	F
	Holiday Homes	
	Investment	
	Bargain	
	Cheap	
	Resale	
<b>CO2 Emission Rating</b>		
E		