



## Ground Floor Apartment for sale in Málaga, Málaga

199 000 €

Référence: R5037304    Chambres: 1    Bain: 1    Construite: 47m<sup>2</sup>





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## Costa del Sol, Málaga

In the Clemens Passage (1860), one of the most beautiful passages in the historic center of Malaga that ends in an artistic crescent-shaped seat for neighborhood gatherings, there is a charming old building in memory of the London merchant Juan Clemens Young, which has been carefully rehabilitated to preserve its original charm.

In 2020, the building was shored up and everything was installed new: plumbing, electricity,... It is a new apartment with the original facade restored. Ready to move in.

On the 1st floor of this building, there is a cozy 37 m<sup>2</sup> apartment that has been completely renovated. It was equipped with a modern kitchen integrated into the living room, new appliances and carefully selected furniture to maximize its comfort and functionality. With a cozy bedroom and hot/cold air conditioning, the apartment is a perfect refuge in the middle of the vibrant life of Malaga's historic center.

Its privileged location and its vacation license make it a great opportunity for investors and people who want to buy cheap in the center and wait about two years to live there.

It is a first floor without an elevator but there is the possibility that the community of owners could install it in the future.

Currently, this apartment is rented to an exemplary tenant, with demonstrable payment guarantees, and a contract valid until November 2026. Visits are not possible due to the rental conditions, but the advantage is to acquire a safe and profitable investment.

The monthly community fee is only €37, and the annual IBI is €101.41, which makes this apartment an even more attractive option for those looking for a hassle-free investment.

During the first two years, this investment offers an initial return of 2.39%. Although it may seem modest, it is far outweighed by an impressive projected return of 14.56% over the next seven years, at which point the investment will be fully amortized.

In addition, the property is located in an area with a vacation rental occupancy of around 90%, guaranteeing a constant flow of income.

Don't miss the opportunity to secure a solid and profitable investment in the real estate market!



## Spécification:

### Caractéristiques

Parquet

### Meubles

Entièrement meublé

### Climatisation

Climatisation

Chauffage central

### Cuisine

Entièrement équipé

### Condition

Excellent

### Services publics

Eau potable