



## Townhouse for sale in Málaga, Málaga

1 260 000 €

Référence: R5125072    Chambres: 5    Bain: 2    Construite: 196m<sup>2</sup>    Terrasse: 78m<sup>2</sup>





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## Costa del Sol, Málaga

Are you looking for a property to fully renovate in a privileged setting? This is a rare opportunity. Located right on the beachfront promenade of Pedregalejo, in Málaga East, this charming townhouse offers an unbeatable location — step out the door and you're on the promenade, just meters from the sand and sea. With a built area of 196m<sup>2</sup>, distributed over two floors, the property features 5 bedrooms, 2 bathrooms, a private rooftop solarium, and stunning sea views from both levels and the rooftop. Its south-facing orientation ensures bright, sun-filled spaces throughout the day, creating a warm and inviting atmosphere. While the house is in need of complete renovation, it is currently habitable and offers exceptional potential. Whether you wish to transform it into a unique seafront residence, or generate rental income, the possibilities are vast. The two floors could even be adapted for separate rental units. Use as a holiday rental may also be possible, subject to prior approval of the corresponding license. The area maintains the authentic charm of Málaga, where many of these former fishermen's homes have already been transformed into beautiful, updated residences. You'll find some of the city's best beach bars (chiringuitos), famous for their sardine skewers ("espetos"), as well as cafés, restaurants, and all essential services: supermarkets, schools, banks, a hospital, and public transport connections. The city centre is just 5 minutes away by car, or a 20-minute walk along the coast. A rare chance to invest in a beachfront property in one of Málaga's most sought-after neighbourhoods — with soul, character, and exceptional potential for transformation. The Abbreviated Information Document (DIA) is available upon request. Additional costs: Taxes (ITP or VAT + AJD), notary, and land registry fees not included in the price.



## Spécification:

### Caractéristiques

Terrasse couverte

Près du transport

Terrasse privée

Solarium

### Paramètre

Près de la mer

Proche des magasins

Près des écoles

En bord de mer

Ville

### Cuisine

Non ajusté

### Cote d'énergie

D

### Orientation

Sud

### Condition

Rénovation requise

### Services publics

Électricité

Eau potable

### Cote d'émission de CO2

D

### Vues

Mer

Plage

### Meubles

Non meublé

### Catégorie

Investissement

En bord de mer