



## Middle Floor Apartment for sale in Málaga, Málaga

645.000 €

Referenz: R5145910 Schlafzimmer: 3 Badezimmer: 1 Garten: 303m<sup>2</sup>





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## Costa del Sol, Málaga

OPPORTUNITY!! MAGNIFICENT MIXED-USE HOME 2 MINUTES FROM THE BEACH The exclusively present this spectacular home, located in a prime location just a two-minute walk from the beach. It's just a 15-minute walk from the famous Calle Larios, 2 minutes from the beaches of La Malagueta and Muelle Uno, and a 15-minute drive from Malaga Airport. It's also well connected to bus lines and close to the Malaga Centro train station. The home is currently used as a local surgery and a medical and aesthetics practice. It has a building permit, and can be converted into an office and medical practice. It's worth noting that the property features intelligent Airzone climate control systems and soft-close built-in wardrobes. The price also includes a parking space in the building, allowing direct elevator access from the parking lot. . Highlighted Feature 1: Mixed Use • Highlighted Feature 2: Opening License (clinic) • Highlighted Feature 3: Parking Space • Highlighted Feature 4: Excellent Communications LOCATION: La Malagueta is one of Málaga's most desirable areas due to its unique combination of location, amenities, and lifestyle. Situated by the sea, just minutes from the historic center and with direct access to the beach, it offers a privileged setting for both residents and investors. Its excellent connectivity to the airport, international schools, hospitals, shops, and cultural areas such as Muelle Uno and the Centre Pompidou make it a practical and attractive location. Furthermore, its high residential demand and limited housing availability ensure solid appreciation in value over the medium and long term, positioning it as a safe bet for both living and investing. The property is connected to major shops, such as supermarkets (Mercadona, Carrefour Express, Supersol, Covirán, etc.), pharmacies, hospitals, such as the Quirón-Salud Medical Center less than 100m away, gyms, fruit stores, etc. As well as international schools such as the British School of Málaga 12 minutes by car, the French Lycée the same distance away, as well as subsidized schools, such as the Maristas 6 minutes away and the Esclavas, 10 minutes away on foot.



## Eigenschaften:

### Merkmale

Private Terrasse  
Badezimmer  
Doppelverglasung  
Versorgungsraum

### Ansichten

Meer  
Berg  
Panorama

### Möbel

Nicht eingerichtet

### Sicherheit

Eingabetelefon

### Kategorie

Investition  
Luxus

### Orientierung

Süden

### Einstellung

In der Nähe des Meeres  
In der Nähe der Stadt

### Küche

Voll ausgestattet

### Parken

Garage  
Mehr als eins

### Klimakontrolle

Klimaanlage

### Zustand

Kürzlich renoviert

### Garten

Privat

### Versorgungsunternehmen

Strom