



## Middle Floor Apartment for sale in Málaga, Málaga

645.000 €

Referentie: R5145910 Slaapkamers: 3 Badkamers: 1 Perceelgrootte: 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.



## Kenmerken:

### Extra's

Privé Terras  
Ensuite badkamer  
Dubbele beglazing  
Bijkeuken

### Uitzicht

Zeezicht  
Mountain Bekeken  
Weids

### Meubilering

Ongemeubileerd

### Beveiliging

Deurbel met intercom

### Categorie

Investerings  
Luxe

### Zonorientatie

zuiden

### Ligging

Dichtbij zee  
Dichtbij stad

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

garage  
More Than One

### Klimaatbeheersing

Airconditioning

### Huidige Staat

Onlangs gerenoveerd

### Tuin

private Garden

### Voorzieningen

Elektriciteit