



## Other for sale in Málaga, Málaga

350,000 €

Reference: R5160811 Bedrooms: 2 Bathrooms: 3 Build Size: 99m<sup>2</sup>





---

## Costa del Sol, Málaga

Commercial premises converted into a home in the heart of Malaga's historic center, next to Plaza de la Merced Commercial premises converted into a home, currently registered as residential in the land registry and in the Simple Note (Commercial Premises). Ground floor of 41 m<sup>2</sup> with access from Calle San Juan de Letrán: integrated living room with open kitchen and one bathroom. Upper floor: two exterior bedrooms, two bathrooms and a flexible area for an office or living room; upper floor of 55 m<sup>2</sup>. Recently renovated, with a few minor details to be completed to the new owner's taste. On the staircase there is a fresco painted in the last century by the previous tenants, a unique detail with historical value. Total area: approx. 96 m<sup>2</sup> (41 m<sup>2</sup> ground floor + 55 m<sup>2</sup> upper floor) Windows: PVC with double glazing and shutters Floors: highly durable wooden flooring Air conditioning and comfort: air conditioning/heating in key areas (depending on installation) Kitchen: integrated into the living room, equipped according to review of furniture and appliances. Recently renovated with contemporary finishes. Final details can be customised by the new owner. Location: right in the historic centre, next to Plaza de la Merced Surroundings: semi-pedestrianised streets, great cultural and tourist atmosphere Services at street level: restaurants, shops, offices, public transport (buses and tram nearby), nightlife Access: easy mobility to areas of interest and high-demand shopping



## Features:

### Climate Control

Air Conditioning

### Views

Urban

### Setting

Commercial Area

Close To Port

Close To Sea

Close To Schools

Town

### Condition

Good

### Furniture

Not Furnished

### Kitchen

Partially Fitted

### Utilities

Electricity