



## Ground Floor Apartment for sale in Málaga, Málaga

265.000 €

Referenz: R5164846 Schlafzimmer: 3 Badezimmer: 1 Garten: 102m<sup>2</sup>





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## Costa del Sol, Málaga

Unique Opportunity: Commercial Premises with Change of Use in Progress Spacious commercial property for sale, 102 m<sup>2</sup>, with 9.5 meters of frontage and 4.8 meters in height, which would allow, once the change of use is approved, the possibility of building a second floor according to submitted plans. Currently, it features 3 bedrooms, a large living room, and a bathroom, but its true value lies in the multiple transformation possibilities, such as: A bright and spacious residence. An investment with high profitability potential. Or a commercial space adaptable to different activities. There is also the option to redesign the façade, enlarging windows and doors to bring in more light and modernity. ??? Excellent location: situated on Av. Andalucía, in Málaga, in a central and well-connected area, with a bus stop right at the entrance, and surrounded by all essential services (shops, schools, banks, restaurants). A highly versatile property with enormous potential – definitely worth a visit to truly appreciate all its possibilities.



## Eigenschaften:

### Merkmale

In der Nähe des Transports

### Klimakontrolle

Klimaanlage

### Einstellung

Gewerbegebiet

In der Nähe von Geschäften

Stadt

### Zustand

Gut

### Kategorie

Investition