



## Middle Floor Apartment for sale in Málaga, Málaga

1 400 000 €

Référence: R5189428 Chambres: 4 Bain: 4 Construite: 225m<sup>2</sup>





---

## Costa del Sol, Málaga

### EXCLUSIVE INVESTMENT OPPORTUNITY IN MÁLAGA'S HISTORIC CENTER - PROJECT FOR 4 APARTMENTS WITH LICENSES

A 225 m<sup>2</sup> property is for sale in the heart of Málaga's historic center, with an approved project and valid licenses to divide it into 4 independent apartments.

Currently, one unit is fully completed and furnished, while the other three are in a shell state, allowing the new owner to begin renting immediately and customize the remaining units as desired.

#### PROPERTY FEATURES

Total built area: 225 m<sup>2</sup>

Current layout:

- 1 finished and fully equipped apartment
- 3 structurally prepared units in shell condition

Licenses and permits:

- Approved building and division permits
- Permanent tourist license for the entire building

Approximate size per apartment: 40–45 m<sup>2</sup>  
(One can be used as an office)

#### FEATURES OF THE SHOW APARTMENT

High-quality finishes, indirect lighting, designer furniture

Open-plan American kitchen, spacious living room, large walk-in closet

Electric blinds, air conditioning, and heating

#### UNBEATABLE LOCATION IN CENTRAL MÁLAGA

Located just steps away from all essential services:

Pharmacies, markets, restaurants, and major chains like McDonald's and Burger King

Tourist attractions such as the Alcazaba, the promenade, and Calle Larios



The building also features an elevator.

#### EXCELLENT INCOME POTENTIAL

Perfect for short-term rentals.

The building has the potential to generate up to €10,000 per month when all four units are rented out.

#### STORAGE ROOM AND GARAGE INCLUDED

The price includes a parking space and storage unit

Without these, the price can be adjusted to €1,400,000

???? Don't miss this unique opportunity in Málaga's city center.

Ideal for investors, business owners, or large families.



## Spécification:

### Caractéristiques

Terrasse couverte  
Ascenseur  
Près du transport  
Télévision par satellite  
Sol en marbre  
Double vitrage  
Armoires ajustées  
Wifi  
Bus de courtoisie  
Près de l'église  
Accès aux personnes à mobilité réduite

### Orientation

Sud  
Sud-ouest

### Climatisation

Climatisation  
A / C pré-installé  
A / C chaud

### Vues

Rue

### Paramètre

Zone commerciale  
Urbanisation  
Près de la mer  
Proche des magasins  
Ville

### Condition

Rénovation requise

### Meubles

Partie fournie

### Cuisine

Partiellement ajusté

### Parking

Garage

### Services publics

Électricité

### Catégorie

Investissement  
Revente