



## Middle Floor Apartment for sale in Málaga, Málaga

542,800 €

Reference: R5213188   Bedrooms: 3   Bathrooms: 2   Build Size: 115m<sup>2</sup>





## Costa del Sol, Málaga

Exclusive Property in the Heart of Málaga – Steps from Plaza de la Merced We present this spacious and bright 115 m<sup>2</sup> home, located in one of the most emblematic and sought-after areas of Málaga: Plaza de la Merced, right in the historic center. An unbeatable location, just a few meters from the Picasso Museum, the Cervantes Theatre, and surrounded by a wide range of cultural, gastronomic, and commercial options. Ideal both as a permanent residence and as an investment, thanks to the area's vibrant tourism and commercial activity. The property is distributed as follows: Large, independent living-dining room with a closed balcony-style window, northeast-facing, providing brightness and tranquility. Independent kitchen, fully furnished and equipped with appliances. 3 bedrooms with built-in wardrobes, including a master bedroom with an en-suite bathroom. 2 full bathrooms, one of them en suite. Additionally, there is another built-in wardrobe in the entrance hall, ideal for extra storage. Notable features: Marble floors Honey-toned wooden interior carpentry Climalit windows Smooth walls Building with elevator and accessible entrance for people with reduced mobility An excellent opportunity for those who wish to live in one of Málaga's most charming and historic areas without giving up comfort and spaciousness. It is also an interesting investment option, with high demand for both long-term and short-term rentals. Do not hesitate to contact us for more information or to schedule a visit. This could be your next property in Málaga's historic center! In compliance with Decree 218/2005 of October 11 from the Andalusian Regional Government, the client is informed that notary fees, registration fees, transfer tax (ITP), and other purchase-related expenses are not included in the price. Real estate brokerage fees ARE included in the price. The consumer has the right to receive a copy of the corresponding abbreviated information document (DIA) for the property.



## Features:

Features	Orientation	Climate Control
Lift	North East	Central Heating
Marble Flooring		
Wood Flooring		
Condition	Furniture	
Fair	Not Furnished	