



## Middle Floor Apartment for sale in Málaga, Málaga

**240,000 €****Reference:** R5259391 **Bedrooms:** 1 **Bathrooms:** 1 **Build Size:** 48m<sup>2</sup>



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## Costa del Sol, Málaga

Apartment for sale in the Martínez Maldonado area

A cozy 47.3 m<sup>2</sup> apartment is for sale in the sought-after Martínez Maldonado area, one of the most central and well-connected areas of Málaga.

The apartment features:

1 bedroom

1 full bathroom with shower

A furnished and equipped kitchen

Renovated apartment, ready to move in

Building constructed in 2007

Ideal both as a primary residence and as an investment, due to its strategic location and high rental demand.

A well-established urban area, very close to the center of Málaga, characterized by its residential and commercial atmosphere, with all necessary services within easy walking distance.

Several city bus lines run along Avenida Martínez Maldonado.

Easy access to the historic center, train station, and bus station.

Public and private schools in the area.

Nurseries and educational centers nearby.

Supermarkets (Mercadona, Lidl, Carrefour, and local shops).

Pharmacies, health centers, and medical services.

A wide variety of bars, restaurants, and cafes.

Comfortable and functional housing in a central and well-connected location, with high demand for both living and investment.

In accordance with Decree 218/2005 of October 11, which approves the Regulation on Consumer Information in the Sale and Rental of Housing in Andalusia, the client is hereby informed that notary fees, registration fees, property transfer tax (ITP), and other expenses inherent to the sale or rental are not included in the price.

Brokerage fees are included in the price.



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The information provided, including surface areas, prices, conditions, and availability of the property, is for informational purposes only and does not constitute a binding contractual offer. It may be subject to change without prior notice, and the availability of the property must be confirmed at the time of the inquiry.

Energy certificate: Energy consumption E 78.5, Emissions D 13.9.



## Features:

### Features

Lift

Near Transport

### Condition

Good

Recently Refurbished

CO2 Emission Rating

D

### Views

Street

### Kitchen

Fully Fitted

### Setting

Close To Shops

Close To Schools

Town

### Energy Rating

E