



Ground Floor Apartment for sale in Málaga, Málaga

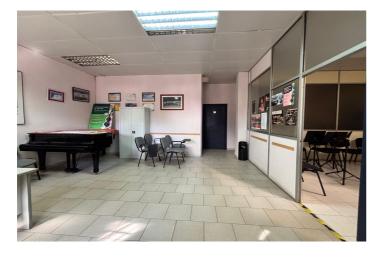
260,000 €

 $\textbf{Reference: R5164846} \quad \textbf{Bedrooms: 3} \quad \textbf{Bathrooms: 1} \quad \textbf{Build Size: } 102 \text{m}^2$















Costa del Sol, Málaga

Unique Opportunity: Commercial Premises with Change of Use in Progress Spacious commercial property for sale, 102 m², 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.





Features:

Features Climate Control Setting

Near Transport Air Conditioning Commercial Area Close To Shops

Town

ConditionCategoryGoodInvestment