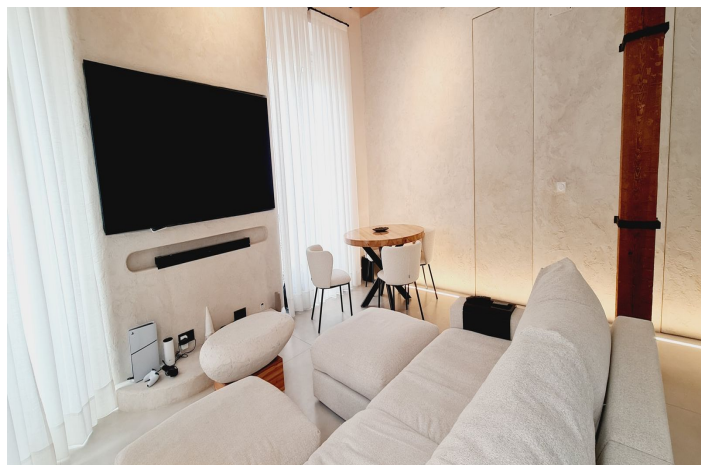




## Middle Floor Apartment for sale in Málaga, Málaga

1,400,000 €

Reference: R5189428 Bedrooms: 4 Bathrooms: 4 Build Size: 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.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Satellite TV  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Courtesy Bus  
Near Church  
Access for people with reduced mobility

### Views

Street

### Furniture

Part Furnished

### Utilities

Electricity

### Orientation

South  
South West

### Setting

Commercial Area  
Urbanisation  
Close To Sea  
Close To Shops  
Town

### Kitchen

Partially Fitted

### Category

Investment  
Resale

### Climate Control

Air Conditioning  
Pre Installed A/C  
Hot A/C

### Condition

Renovation Required

### Parking

Garage