



## Ground Floor Apartment for sale in Málaga, Málaga

288,000 €

Reference: R5213179 Bedrooms: 2 Bathrooms: 1 Build Size: 70m<sup>2</sup>





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## Costa del Sol, Málaga

Exclusive Home in Málaga's Historic Center

A unique opportunity to live or invest in the very heart of Málaga, a city that enjoys over 300 days of sunshine per year, making it one of the sunniest cities in Europe.

We present this charming exclusive property, located on a delightful semi-pedestrian street in the historic center. Just steps away from Málaga's main landmarks, yet with the peace and quiet of a residential setting.

### Key Features:

2 bedrooms with built-in wardrobes

Full bathroom with bathtub

Spacious living-dining room with semi-open kitchen

Fully equipped kitchen, move-in ready

Details that make a difference: high ceilings, elegant white wooden doors, and natural wood flooring that add warmth and style

Exterior aluminum windows providing natural light and thermal comfort

### ???? Common Areas You'll Love:

Building with elevator

Well-kept entrance and personalized feel

Rooftop access with community pool, sunbeds, and solarium to relax under the sun

Private laundry space on the rooftop with independent area

### ???? Prime Location:

Live surrounded by history, culture, and local life. Just a few meters from Monte Gibralfaro, top schools (Maristas, El Monte, Nuestra Señora de Gracia), supermarkets, traditional bakeries, the Mercado de la Merced, bus stops, taxis, and more.

A short walk connects you to the Palmeral de las Sorpresas, Picasso Museum, Roman Theatre, and other Málaga landmarks.

### ???? Ideal For:

First-time buyers seeking a charming home



A second residence in a strategic location

Investors looking for a property with high rental yield, either short- or long-term

???? Don't miss this opportunity. Contact us for more information or to schedule a viewing.

???? Additional Information:

In compliance with Decree 218/2005 of the Junta de Andalucía, clients are informed that notarial, registration, ITP, and other purchase-related costs are not included in the price.

Real estate agency fees (3% + VAT) are not included.

The consumer has the right to request the Abbreviated Information Document (DIA) of the property.



## Features:

### Features

Covered Terrace

Lift

### Pool

Communal

### Climate Control

Central Heating

### Furniture

Part Furnished

### Condition

Fair

### Kitchen

Fully Fitted