



## MIDDLE FLOOR APARTMENT 4 BEDROOMS 4 BATHROOMS IN MÁLAGA CENTRO

Málaga Centro

**REF# R5189428 – 1.400.000€**

4	4	225 m <sup>2</sup>
Beds	Baths	Built

**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.



