

# MIDDLE FLOOR APARTMENT 4 BEDROOMS 4 BATHROOMS IN MÁLAGA CENTRO

Málaga Centro

**REF# R5189428 – 1.400.000€**

| 4 | 4 | 225 m² |
|---|---|---|
| Beds | Baths | Built |

EXCLUSIVE INVESTMENT OPPORTUNITY IN MÁLAGA'S HISTORIC CENTER – PROJECT FOR 4 APARTMENTS WITH LICENSES A 225 m² 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 m² 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 m² (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.





