



## GROUND FLOOR APARTMENT 2 BEDROOMS 1 BATHROOM IN MÁLAGA

Málaga

**REF# R5204959 – 495.000€**

2  
Beds

1  
Baths

87 m<sup>2</sup>  
Built

We offer this spacious and bright apartment for sale in Málaga city, just a few meters from the beach and the Mediterranean Sea, which you can see from a side view. Located on the third floor of a residential building with an elevator, this 87 m<sup>2</sup> apartment comprises: a hall and corridor, two bedrooms with built-in wardrobes, a living-dining room, a guest toilet, a fully equipped kitchen, a laundry room, and a bathroom. A parking space is included in the basement of the building as an integral part of the property. It is located in an excellent area, undergoing rapid growth and development, next to Málaga's famous towers and on the second line of the beach, Playas de Huelín - San Andrés. The apartment is close to a multitude of amenities, easy access to public transport, and has everything you need for your daily life, both in terms of supplies and services. It is easily accessible via the MA-22 motorway, close to the most commercial areas of the coastal industrial estates (Azucarera, Guadalhorce Park, La Térmica Industrial Estate, etc.). The surrounding area features a wide variety of bars and restaurants, educational centers (Colegio subsidiado Ave María), sports facilities, and green spaces (Parque Gregorio Sánchez Chiquito de la Calzada, Parque del Oeste). It is well connected to the MA-20, MA-21, and N-340, among others. Public transportation is also accessible, such as the nearby La Paz metro station and Victoria Kent train station. Several bus lines, including the Pacífico-Carril de La Chupa bus stop (line 40), are nearby. This is a unique opportunity to

acquire this magnificent home at an exceptional price, which you can take advantage of for both your tourist and residential investment. Want to know more? NOTICE: The information contained in this listing may be subject to errors or omissions. Properties may be subject to price changes, sale, or withdrawal from the market. For more information, please do not hesitate to contact us. CONTACT US, WE WILL BE HAPPY TO ASSIST YOU. Our agency fees are already included in the sale price, so you will not have to pay any fees for management or real estate advice. In compliance with Decree 218/2005 of the Andalusian Regional Government of October 11, we inform you that notary, registry, property transfer (ITP), and other expenses inherent to the sale are not included in the price.





