



## MIDDLE FLOOR APARTMENT 5 BEDROOMS 3 BATHROOMS IN MÁLAGA

Málaga

REF# R5231575 – 628.000€

|      |       |                    |                   |
|------|-------|--------------------|-------------------|
| 5    | 3     | 188 m <sup>2</sup> | 15 m <sup>2</sup> |
| Beds | Baths | Built              | Terrace           |

EXCLUSIVE PROPERTY! UNIQUE OPPORTUNITY IN A LANDMARK BUILDING IN MÁLAGA! Live in the heart of Málaga in a property that stands out for its location, spaciousness, and layout! We present this magnificent home located on the seventh floor of one of the most representative and highly valued buildings on Avenida de Andalucía. With a functional and very comfortable layout, this property has all the features to become the perfect home for a family, or an excellent real estate investment in a consolidated area that continues to appreciate in value. LAYOUT OF THE PROPERTY: – Entrance area: Spacious welcoming foyer Built-in wardrobe ideal for extra storage – Service area (independent and functional): Large kitchen with a spacious pantry Independent laundry room Service/utility room with its own full bathroom (also ideal as an office, study, or guest room) – Daytime area: Large, very bright living-dining room Direct access to a terrace with open views (privileged orientation) – Nighttime area (completely separate from the social area): 4 exterior bedrooms, all with built-in wardrobes 2 full bathrooms, one of them en suite in the master bedroom GENERAL FEATURES: – Built area: 188 m<sup>2</sup> – Total bathrooms: 3 – All rooms are exterior – Very bright home thanks to its height and orientation – Building with 2 elevators – On-site concierge service – Excellent overall condition, with the option to update to personal taste – Established and quiet community – No noise despite its central location – Ideal for those who value space,

location, and natural light Located right on Avenida de Andalucía, one of the city's main arteries. Just a few minutes' walk from the Historic Centre, María Zambrano train station (Vialia), shopping centres (such as Larios Centro), schools, health centres, and green areas. Perfectly connected by public transport (bus, metro, commuter rail), with direct access to the motorway and all kinds of services at street level. Málaga, in the Costa del Sol region, is the area where the capital of the province—Málaga city—is located, the sixth largest city in Spain by population. In addition to the capital, the region also includes the municipalities of Almogía and Casabermeja. It was founded in the 7th century BC by the Roman Empire and has remained an important and prosperous city to this day. It offers a very high quality of life thanks to its average annual temperature of 18°C and its exceptional gastronomy. Its architectural monuments, such as Málaga Cathedral and the Episcopal Palace, are also noteworthy for their great historical value.



