



## MIDDLE FLOOR APARTMENT 1 BEDROOM 1 BATHROOM IN MÁLAGA

Málaga

**REF# R5259409 – 245.000€**

1	1	47 m <sup>2</sup>
Beds	Baths	Built

Apartment for sale in the Martínez Maldonado area Bright 47 m<sup>2</sup> apartment for sale, located in the sought-after Martínez Maldonado area, a central and well-connected location, ideal for both living and investment. The apartment comprises: 1 separate bedroom 1 full bathroom with shower Living room with integrated kitchen, furnished and equipped with appliances Renovated apartment, ready to move in Modern building, built in 2007 A comfortable and functional layout that makes the most of the space. Established urban area, close to the center of Málaga, with all services within walking distance: shops, public transport, schools, and leisure areas. Several bus lines on Avenida Martínez Maldonado. Excellent connection to the historic center, train station, and bus station. Close to supermarkets (Mercadona, Lidl, Carrefour, and local shops). Pharmacies, health centers, and medical services. Restaurants, cafes, and all kinds of shops. Nearby green spaces for walks. Comfortable, well-located apartment in high rental demand, perfect as a first home or a secure investment. In accordance with Decree 218/2005 of October 11, which approves the Regulation on Consumer Information in the Sale and Rental of Housing in Andalusia, the client is hereby informed that notary fees, registration fees, property transfer tax (ITP), and other expenses inherent to the sale or rental are not included in the price. Brokerage fees are included in the price. The information provided, including surface areas, prices, conditions, and availability of the property, is for informational purposes only and

does not constitute a binding contractual offer. It may be subject to change without prior notice, and the availability of the property must be confirmed at the time of the inquiry. Energy certificate: Energy consumption E 78.5, Emissions D 13.9.

