



## DUPLEX 3 BEDROOMS 2 BATHROOMS IN MÁLAGA

📍 Málaga

REF# R5325970 429.000 €

BEDS

3

BATHS

2

BUILT

132 m<sup>2</sup>

A major advantage of this property is that the buyer can acquire the company that owns the duplex, allowing them to take over the tourist business and maintain the current tourist registration without needing to change ownership. This ensures a smooth, uninterrupted transition and guarantees immediate profitability.

This recently renovated duplex has a valid Tourist License and an estimated annual income of €44,000 in 2024, verifiable through booking history. It boasts high occupancy throughout the year and excellent ratings on tourist platforms.

This 113 m<sup>2</sup> loft is located on a quiet, traffic-free street, 100 meters from Plaza de la Merced, in the heart of the historic center, a short distance from Calle Larios, and just a few minutes' walk from Muelle Uno and the Malagueta beaches.

It has two floors. On the ground floor, there is a living room with an integrated and fully equipped kitchen, a double bedroom with two beds, and a full bathroom with shower. Upstairs, there is a spacious double bedroom, another single bedroom, and another full bathroom with shower.

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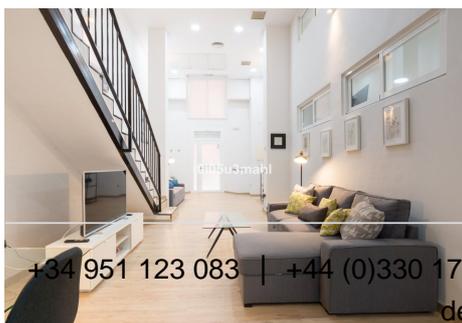
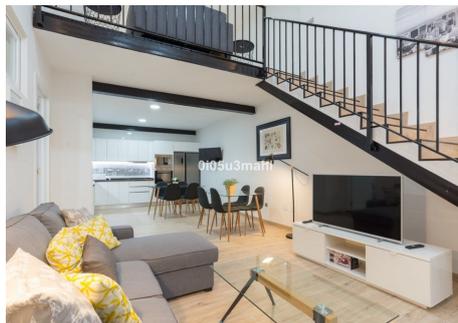
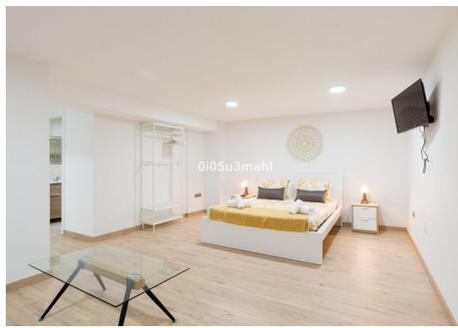
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The property is fully furnished and equipped, with three televisions, Wi-Fi, central air conditioning and heating, LED lighting, etc.

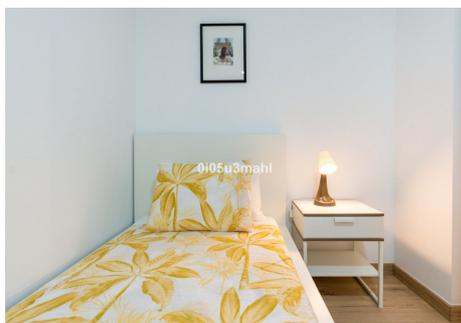
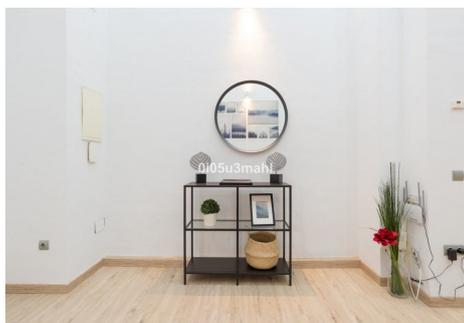
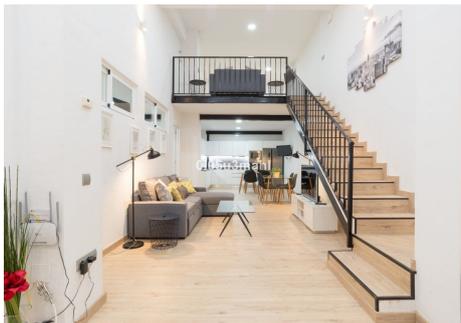
Call us and schedule your visit

“In compliance with Decree 218/2005 of the Andalusian Regional Government, dated October 11, the client is informed that notary fees, registration fees, property transfer tax (ITP), and other expenses inherent to the purchase are NOT included in the price. Real estate brokerage fees ARE included in the purchase price. The consumer has the right to receive a copy of the corresponding abbreviated information document (DIA) for the property.”



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