



MIDDLE FLOOR APARTMENT 1 BEDROOM 1 BATHROOM IN MÁLAGA

📍 Málaga

REF# R5503897 395.000 €

BEDS

1

BATHS

1

BUILT

57 m²

EXCLUSIVE APARTMENT WITH TOURIST LICENCE IN MÁLAGA HISTORIC CENTRE

Live or invest in the heart of Málaga. Located at Calle Panaderos 10, just a few steps from Calle Larios, Málaga Cathedral, museums, restaurants and the port, this attractive apartment offers approximately 51.32 m2 of built area, combining an exceptional location, functionality and potential.

The property features one separate bedroom, a living-dining room, fully equipped kitchen, bathroom, air conditioning and lift, offering a comfortable and practical layout both for enjoying the city and for considering it as an investment opportunity.

One of its main distinguishing features is the tourist licence VFT/MA/05879, according to the documentation provided. Its validity, ownership, conditions and compliance with current regulations must be verified by the purchaser before making an offer or completing the purchase. The relevant documentation will be available

during the purchasing process.

The location allows you to enjoy the authentic lifestyle of Málaga's Historic Centre, with its charming streets, restaurants, shops, cultural attractions and leisure facilities all within walking distance. Its proximity to the city's main points of interest makes this property particularly appealing to those looking for a city residence or a property with potential for tourist use, always subject to the applicable regulations.

The living-dining room provides a versatile space for a comfortable seating and dining area. The equipped kitchen offers practicality, while the separate bedroom provides privacy and comfort. Air conditioning and a lift complete the property's features.

As an additional option, a nearby parking space is available for negotiation, providing added value in such a central area of the city.

Regarding the floor level, the property is listed as the second floor in the Land Registry documentation and cadastral records, although physically it corresponds to the third floor of the building due to the existence of a mezzanine level.

A property offering a privileged location, documented tourist licence, lift and functional layout, ideal for those looking to enjoy Málaga from the heart of the city or to explore an investment opportunity in one of its most emblematic areas.

Our agency fees are already included in the sale price, so you will not have to pay any additional management or real estate advisory fees.

In accordance with Decree 218/2005 of the Regional Government of Andalusia, dated 11 October, please note that notary fees, Land Registry fees, Property Transfer Tax (ITP) and any other costs associated with the purchase are not included in the sale price.

The information provided is for guidance purposes only, is non-binding and does not constitute a contractual offer. The property is subject to errors, price changes, availability and/or withdrawal from the market without prior notice. This information may have been modified but may not yet have been updated. We recommend contacting the agency to obtain the latest information and/or confirm the details provided herein.

