



R5189428

📍 Málaga Centro

REF# R5189428 1.400.000 €

BEDS

4

BATHS

4

BUILT

225 m²

## EXCLUSIVE INVESTMENT OPPORTUNITY IN MÁLAGA'S HISTORIC CENTER – PROJECT FOR 4 APARTMENTS WITH LICENSES

A 225 m² property is for sale in the heart of Málaga's historic center, with an approved project and valid licenses to divide it into 4 independent apartments.

Currently, one unit is fully completed and furnished, while the other three are in a shell state, allowing the new owner to begin renting immediately and customize the remaining units as desired.

### PROPERTY FEATURES

Total built area: 225 m²

Current layout:

1 finished and fully equipped apartment  
3 structurally prepared units in shell condition

Licenses and permits:

Approved building and division permits  
Permanent tourist license for the entire building

Approximate size per apartment: 40–45 m<sup>2</sup>  
(One can be used as an office)

## FEATURES OF THE SHOW APARTMENT

High-quality finishes, indirect lighting, designer furniture

Open-plan American kitchen, spacious living room, large walk-in closet

Electric blinds, air conditioning, and heating

## UNBEATABLE LOCATION IN CENTRAL MÁLAGA

Located just steps away from all essential services:

Pharmacies, markets, restaurants, and major chains like McDonald's and Burger King

Tourist attractions such as the Alcazaba, the promenade, and Calle Larios

The building also features an elevator.

## EXCELLENT INCOME POTENTIAL

Perfect for short-term rentals.

The building has the potential to generate up to €10,000 per month when all four units are rented out.

## STORAGE ROOM AND GARAGE INCLUDED

The price includes a parking space and storage unit

Without these, the price can be adjusted to €1,400,000

???? Don't miss this unique opportunity in Málaga's city center.  
Ideal for investors, business owners, or large families.

# IDILIQ

ESTATES





