



## GROUND FLOOR APARTMENT 1 BEDROOM 1 BATHROOM IN MÁLAGA CENTRO

 Málaga Centro

REF# R5287639    389.000 €

BEDS

1

BATHS

1

BUILT

71 m<sup>2</sup>

- Valid touristic license for 4 guests
- Offers its own separate entryway
- Rooftop terrace
- Up to 4m high ceilings
- 13 m<sup>2</sup> mezzanine level
- Air conditioning cold/ hot
- Furniture included

Unique opportunity in Málaga's historic center! Nestled on a charming pedestrian street, surrounded by protected historic buildings, this recently renovated apartment offers the perfect blend of classic Andalusian charm and modern comfort.

The property has a touristic license for up to 4 guests and is fully compliant with the latest tourism regulations, a fact that is increasingly crucial as short-term rental laws tighten in Málaga.

It stands out with its own private, independent entrance and installations—essential features under the new directives. It is currently operated as a successful Airbnb by one of Málaga's highly professional property management companies. All of which ensures peace of mind and secures your investment in one of the most sought-after touristic locations world wide.

The interior is tastefully designed with minimalistic Nordic furniture, artistic decoration and a fitted design kitchen equipped with all household appliances incl. dishwasher.

The up to 4 m high ceilings create an extremely spacious feeling across the entire floor plan. A 13 m2 mezzanine takes advantage of the extra headspace and offers an additional level with space for a double bed or other use.

The building has a charming communal roof top terrace. This shared but hardly used outdoor space offers a peaceful retreat where you can savor the morning sun with a cup of coffee, have family barbecues or casual gatherings with friends. Whether you're enjoying the views of the surrounding historic buildings or hosting a relaxed evening under the stars, this terrace truly enhances the living experience in a unique and central setting.

The apartment is perfectly situated to explore Málaga's rich history, vibrant culture, and top attractions, all within walking distance. With its proven track record as a high-performing Airbnb, this property is not just a home but a thriving business ready for a new owner. Ideal for investors looking to capitalise on Málaga's booming tourism industry or for those seeking a stunning residence in the heart of the city, this apartment truly offers the best of both worlds.

\*Less than 3 minutes walk from the area of ??Bars, Shops, Restaurants

\*5 minutes walking from Calle Larios, Plaza Constitucion

\*5 minutes from Plaza la Merced, Picasso Museum, Thyssen Museum

\*7 minutes walk from Soho, graffiti and street art area

\*A 15-minute walk from Malagueta beach

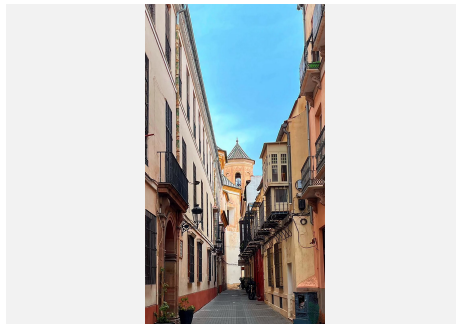
\*Excellent connection with Airport, Train and Bus Station

\*Few minutes away from various supermarkets



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