



Property type : Detached Villa

Swimming pool : Private

House area : 470 m²

Location : Pedregalejo

Views : garden

Plot area : 595 m²

Bedrooms : 5

Bathrooms : 3

- ✓ Fitted wardrobes
- ✓ Utility room

- ✓ Storage room
- ✓ Terrace

- ✓ Fireplace

We are delighted to announce the sale of a well-constructed 1960s house with a stylish design, situated in the prime location of Pedregalejo, Málaga. This property is just a stone's throw away from the beach and offers convenient access to a wide range of amenities, including supermarkets, pharmacies, bus and taxi services, schools, gyms, cafes, and a vibrant waterfront with an array of dining and entertainment options. The house also enjoys excellent transportation connections to the city and direct access to the highway.

This two-story house offers spacious, well-lit, and interconnected living spaces. On the first floor, you'll find the garage entrance and a charming guest house nestled at the back of the garden. There are welcoming front and side porches as well. The first floor features a generous living room with a fireplace and dining area, a roomy kitchen, a convenient laundry room, a guest bathroom, a cozy reading room, a study, and a full bathroom.

The second floor boasts five bedrooms, including two particularly spacious ones with terraces, two generous bathrooms, and access to the rooftop, offering stunning sea views. The property also includes a swimming pool at the rear with a covered porch and a well. The construction quality of this house is exceptional, with materials that, while vintage in style, have been meticulously maintained since the last renovation in the 1980s.

Given its prime location, offering a youthful and vibrant atmosphere, close to the beach and the city center, this property holds the potential to be an excellent co-living space where digital nomads can come together, connect with new individuals, and immerse themselves in the energetic Malagueño culture. The property provides ample space for both work, whether inside the house or in the outdoor areas by the pool or on the magnificent rooftop. It offers a diverse range of settings, allowing for the creation of a co-working space or even an outdoor gym with stunning views of picturesque Pedregalejo. Additionally, there is a separate studio on the premises.

Furthermore, it serves as an ideal permanent residence for families looking to settle in this charming neighborhood or as a second home with significant rental potential due to the high demand in the area. The approximate annual income from tourist rentals for this property is estimated at 98,349 Euros net. Additionally, an architect has provided an estimate for renovation work, amounting to 508,471.93 Euros.



