



**Property type :** Apartment

**Location :** Málaga Centro

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** No

**Orientation :** South

**Views :** Sea views

**House area :**

105 m<sup>2</sup>

- ✓ Close to sea
- ✓ Fitted wardrobes
- ✓ Utility room
- ✓ WiFi
- ✓ Alarm system
- ✓ White goods
- ✓ Handicap access
- ✓ Central heating
- ✓ Airconditioning



We present this spectacular flat of 110 square meters, completely refurbished in 2010 and located in the exclusive Soho district, one of the most vibrant and cultural areas of Malaga, right in front of the Contemporary Art Centre (CAC) in Alemania street.

#### Main Features:

- Bedrooms: Three spacious bedrooms, one of them with spectacular dressing room and en-suite bathroom including a bathtub and heated floor for unrivalled comfort. There is also a second bathroom with shower.
- Air conditioning: Air conditioning and heating installed throughout most of the house to guarantee your comfort all year round.
- Technology and Security: Enjoy piped music and alarm system or babygard in all bedrooms, ensuring entertainment and security for the whole family.
- Top of the range kitchen: Kitchen equipped with top brand appliances such as Electrolux and Bosch, with the exception of the induction hob which is from the prestigious Teka brand. The kitchen furniture is from Santos, known for its durability and design.
- Quality finishes: Porcelain floors in the common areas and natural wood in the bedrooms, providing a warm and elegant atmosphere. Blinds and windows are white PVC, ensuring energy efficiency and acoustic insulation.
- Doors and Security: Armoured front door and high quality interior doors from Tessesa, offering maximum security and style.
- Building: Located on the first floor of a seven-storey building, with five flats per floor and two lifts. The community has been recently refurbished in lifts, entrance and electrical system, ensuring a modern and well maintained environment.
- Orientation and Views: West facing, with unobstructed views and no bars nearby to generate noise, ideal for those seeking tranquillity and privacy.
- EXTRAS: The kitchen is fully fitted and ready to use. The flat also has a valid TOURIST LICENCE, making it an excellent option for both residence and investment.

#### The Area:

Located in the Soho neighbourhood, known for being a cultural space of reference in Malaga, this flat puts you in the heart of the artistic and cultural activity of the city. Just a 10-minute walk from the centre, you will be able to enjoy areas of tourist interest such as the Atarazanas Market, famous for its gastronomic offer, and the proximity to Calle Larios, Malaga's commercial and tourist epicentre. This location offers a unique investment due to the influx of visitors and the profitability it can generate.

The price indicated does not include the costs inherent to the purchase of real estate according to the laws in force (ITP or VAT, notary fees, registry fees, agency fees...).

It is worth mentioning that the real estate brokerage fees are not included in the sale price of the property.

Don't miss the opportunity to live in a flat that combines luxury, comfort and a strategic location in one of the most coveted neighbourhoods of Malaga. Contact us for more information and to arrange a visit!

