



**Property type :** Apartment

**Location :** Centro Histórico

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** No

**Garden :** Private

**Orientation :** North

**House area :** 196 m<sup>2</sup>

✓ Close to sea

✓ White goods

✓ Furnished



Welcome to your new home in MALAGA CENTRO - PLAZA DE LA MERCED!

We present you an architectural jewel of the 19th century, located in the emblematic Plaza de la Merced, one of the most privileged and charming areas of Malaga.

Outstanding Features

Spacious and bright spaces

As you enter, a spacious entrance hall welcomes you and leads you to the impressive living-dining room, which has two balconies from where you can enjoy unrivalled views of the Plaza de la Merced and the Alcazaba. The floor plan is designed to make the most of natural light, creating a warm and welcoming atmosphere throughout.

The property has four bedrooms, one of them master with en-suite bathroom, and two complete auxiliary bathrooms, offering comfort and functionality for the whole family. The separate kitchen, with access to the private lift, is perfect for preparing delicious meals while enjoying the comfort of a well thought out home.

The Andalusian-style light-filled courtyard adds a special touch, creating a serene and refreshing corner. In addition, the terrace and balconies offer outdoor spaces to relax and enjoy the Malaga climate.

Imagine living steps away from the iconic Calle Larios, Muelle Uno and Malagueta beach. Surrounded by supermarkets, pharmacies and renowned museums such as Picasso's birthplace and the Carmen Thyssen Museum, this home puts you in the heart of Malaga's rich culture and history.

With 196 m<sup>2</sup> constructed area and 185 m<sup>2</sup> usable area, this property offers ample possibilities for refurbishment so that you can personalise it to your own taste. Its eclectic-regionalist architecture is a unique opportunity for those looking for a home with history and charm.

Modern Amenities

The property, built in 1967, has built-in wardrobes, north and east orientation, and is located on the first floor of an exterior building with lift, providing comfort and accessibility at all times.

Don't miss this opportunity to live in a home that perfectly combines modernity and tradition, in an unbeatable location.

Contact us for a personalised attention and discover your new home in the heart of Malaga!

Make this flat your new home and enjoy all that Malaga has to offer!

In compliance with Decree 218/2005 of 11 October of the Junta de Andalucía, the client is informed that notary fees, registration fees, I.T.P. and other expenses derived from the sale are not included in the sale price.

