



**Property type :** Apartment  
**Location :** Centro Histórico  
**Bedrooms :** 4  
**Bathrooms :** 3

**Swimming pool :** No  
**Orientation :** Southeast  
**Parking :** Street

**House area :** 180 m<sup>2</sup>

- ✓ Close to sea
- ✓ Utility room
- ✓ Furnished
- ✓ Fitted wardrobes
- ✓ Terrace
- ✓ Airconditioning
- ✓ Lift
- ✓ White goods



Live in the heart of Málaga's historic center! This 200 m<sup>2</sup> apartment on the third floor of a 1970s building offers two elevators for easy access. Located near the Cathedral of the Incarnation and the AC Hotel by Marriott Málaga Palacio, this property combines a prime location with renovation potential, ideal for those seeking a unique home.

#### Apartment Details

Spacious 32 m<sup>2</sup> living room with natural light and access to a 7 m<sup>2</sup> terrace with views of Málaga Park.

Master bedroom of 22 m<sup>2</sup> with an en-suite bathroom and terrace access.

Three additional bedrooms:

Bedroom 3 of 11 m<sup>2</sup> with built-in wardrobes.

Bedroom 2 of 7 m<sup>2</sup>, suitable as an office or guest room.

Bedroom 4 of 5 m<sup>2</sup>, versatile as a study or dressing room.

Kitchen of 9 m<sup>2</sup> with potential for modernization.

Three full bathrooms.

Private 14 m<sup>2</sup> interior patio for outdoor dining.

#### Additional Advantages

Southeast orientation for abundant natural light.

Renovation potential thanks to the pillar structure.

Community fees of €145 per month and annual property tax (IBI) of €980, including the agency commission.

This apartment offers a unique combination of location, space, and flexibility. Just steps away from the best restaurants, shops, and historical landmarks.

Don't miss this opportunity! Contact us to schedule a visit.

