



**Property type :** Penthouse

**Location :** Málaga Centro

**Bedrooms :** 2

**Bathrooms :** 2

**Swimming pool :** No

**Orientation :** Southwest

**House area :** 80 m²

- |                        |                   |                       |
|------------------------|-------------------|-----------------------|
| ✓ WiFi                 | ✓ close to shops  | ✓ Handicap access     |
| ✓ Lift                 | ✓ White goods     | ✓ Partially furnished |
| ✓ Pre-air conditioning | ✓ Airconditioning |                       |

A unique opportunity in the heart of the city! We present this fantastic duplex with a tourist license, located just 50 meters from the iconic Carreteras Street. With a built area of ??80 m² and a usable area of ??76 m², this home offers two spacious bedrooms with en-suite bathrooms, perfect for ensuring maximum comfort and privacy. The duplex is located in a building with an elevator and is adapted for people with reduced mobility. It also has air conditioning and electric heating via a hot/cold pump, ensuring a pleasant environment year-round. The kitchen is fully equipped, ready for you to move in and start enjoying your new home.

Thanks to its tourist license, this property is in high demand, making it an excellent investment. Don't miss this opportunity to acquire a property that complies with Andalusian Regional Government Decree 218/2005. Remember that notary, registry, property transfer (ITP), and other fees are not included in the price. Don't miss this opportunity and come visit!





