



**Property type :** Commercial property

**Swimming pool :** No

**House area :** 99 m<sup>2</sup>

**Location :** Centro Histórico

**Bedrooms :** 2

**Bathrooms :** 3

✓ Close to sea

✓ Not furnished

✓ Airconditioning

Commercial premises converted into a home in the heart of Malaga's historic center, next to Plaza de la Merced  
Commercial premises converted into a home, currently registered as residential in the land registry and in the Simple Note (Commercial Premises).

Ground floor of 41 m<sup>2</sup> with access from Calle San Juan de Letrán: integrated living room with open kitchen and one bathroom. Upper floor: two exterior bedrooms, two bathrooms and a flexible area for an office or living room; upper floor of 55 m<sup>2</sup>. Recently renovated, with a few minor details to be completed to the new owner's taste. On the staircase there is a fresco painted in the last century by the previous tenants, a unique detail with historical value.

Total area: approx. 96 m<sup>2</sup> (41 m<sup>2</sup> ground floor + 55 m<sup>2</sup> upper floor)

Windows: PVC with double glazing and shutters

Floors: highly durable wooden flooring

Air conditioning and comfort: air conditioning/heating in key areas (depending on installation)

Kitchen: integrated into the living room, equipped according to review of furniture and appliances. Recently renovated with contemporary finishes.

Final details can be customised by the new owner.

Location: right in the historic centre, next to Plaza de la Merced

Surroundings: semi-pedestrianised streets, great cultural and tourist atmosphere

near restaurants, shops, offices, public transport (www.immomoment.es)

Access: easy mobility to areas of interest and high-demand shopping



+34 951 550 565

