



Property type : Apartment

Swimming pool : No

House area :

102 m²

Location : Málaga

Bedrooms : 3

Bathrooms : 1

✓ close to shops

✓ Airconditioning

Unique Opportunity: Commercial Premises with Change of Use in Progress

Spacious commercial property for sale, 102 m², with 9.5 meters of frontage and 4.8 meters in height, which would allow, once the change of use is approved, the possibility of building a second floor according to submitted plans.

Currently, it features 3 bedrooms, a large living room, and a bathroom, but its true value lies in the multiple transformation possibilities, such as:

A bright and spacious residence.

An investment with high profitability potential.

Or a commercial space adaptable to different activities.

There is also the option to redesign the façade, enlarging windows and doors to bring in more light and modernity.

??? Excellent location: situated on Av. Andalucía, in Málaga, in a central and well-connected area, with a bus stop right at the entrance, and surrounded by all essential services (shops, schools, banks, restaurants).

A highly versatile property with enormous potential — definitely worth a visit to truly appreciate all its possibilities.

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