



## Ground Floor Apartment for sale in Málaga, Málaga

260,000 €

Reference: R5164846 Bedrooms: 3 Bathrooms: 1 Build Size: 102m<sup>2</sup>





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## Costa del Sol, Málaga

Unique Opportunity: Commercial Premises with Change of Use in Progress Spacious commercial property for sale, 102 m<sup>2</sup>, 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. In compliance with Decree 218/2005 of 11 October of the Regional Government of Andalusia, we inform you that the Property Transfer Tax (ITP) and the Notary and Land Registry fees, as regulated by official tariffs, are not included in the price. The real estate agency fees ARE INCLUDED in the price.



## Features:

### Features

Near Transport

### Climate Control

Air Conditioning

### Setting

Commercial Area

Close To Shops

Town

### Condition

Good

### Category

Investment