



## Middle Floor Apartment for sale in Málaga, Málaga

497.000 €

Referenz: R5255005 Schlafzimmer: 4 Badezimmer: 2 Garten: 106m<sup>2</sup>





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## Costa del Sol, Málaga

### UNIQUE INVESTMENT OPPORTUNITY IN THE HISTORIC CENTER OF MÁLAGA – BARE OWNERSHIP SALE WITH LIFETIME USUFRUCT

Located in one of Málaga's most iconic streets, this property offers an outstanding long-term investment opportunity. The bare ownership is for sale, with a lifetime usufruct (age of the usufructuary: over 97 years), making it a rare chance to secure a future asset in one of the most sought-after and valuable areas of the Costa del Sol.

- Built area: 106 m<sup>2</sup>
- Usable area: 95 m<sup>2</sup>
- Floor: 3rd, exterior, with elevator
- Year built: 1961
- Bedrooms: 4 spacious rooms
- Bathrooms: 2 full bathrooms
- Bright living-dining room
- Separate kitchen with pantry and office space
- Exterior balcony
- Rooftop storage room (2.5 m<sup>2</sup>)
- Built-in wardrobes in hallway and bedrooms
- Excellent natural ventilation
- Accessible entrance for people with reduced mobility

### PRIME LOCATION IN MÁLAGA CITY CENTER

- Just steps away from Calle Larios, museums, shops, restaurants, and the city's vibrant cultural life
- Ideal for investors seeking future profitability or long-term asset protection
- High-demand area with excellent potential for appreciation

### PLEASE NOTE:

Viewings will only be arranged for investors with a clear interest in acquiring the bare ownership of this unique property.

Currently inhabited by the usufructuary.

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