+34 637 396 161 MARBELLA PROPIEDADES info@marbellapropiedades.com

Apartment in Málaga

Reference: R5164846

Bedrooms: 3	Bathrooms: 1	M²: 102	Price: 260,000 €
Status: Sale	Property Type: Apartment	Parking places: by request	Printing day : 15th November 2026

Overview: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. 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:

None, Air conditioning, Investment