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

Apartment in Málaga

Reference: R5453404

Bedrooms: by request | Bathrooms: 1 | M²: 35 | Price: 130,000 €

Status: Sale | Property Type: Apartment | Parking places: by request | Printing day : 15th November 2026

Overview:Property with change of use registered as residential and ready for sale A unique opportunity for those looking for a property with full legal security. The property already has the **change of use to residential registered in the title deed**, meaning it is ready to be sold as a home without the buyer having to manage this process. An added value that streamlines the purchase process and provides peace of mind from the very beginning. The change of use has been completed with a favourable outcome, and the property includes a **Final Building Certificate, architectural project, plans, complete technical documentation and Responsible Declaration of Occupancy submitted**, being ready for signing the deed and registration. Located next to the **Martiricos Towers**, in one of the areas with the highest growth and appreciation potential in Málaga City, surrounded by new residential developments, services and excellent transport connections. Key features: • Area undergoing major urban development. • High residential and rental demand. • Supermarkets, shops and restaurants nearby. • Close to public transport. • Easy access to the historic centre and motorway. • Just minutes from La Rosaleda and Málaga ■city ■centre. An ■excellent ■opportunity ■as a permanent residence or ■investment, ■in one ■of Málaga's ■most promising areas. **The sale price ■does ■not include real ■estate ■agency ■fees ■(2% ■+ ■VAT).**

Features:

Air conditioning