



Ground Floor Apartment in Málaga

Bedrooms **2** Bathrooms **1** Built **61m2** Terrace **0m2**

R5251012

**Ground Floor
Apartment**

Málaga

229.000€

We present a fantastic opportunity located in one of Málaga's most in-demand and fast-growing areas: El Molinillo – Capuchinos, just a few minutes' walk from the Historic Centre and surrounded by shops, services, and public transport. Main Features • Built area: 61 m² • Price: €229,000 • Condition: To renovate • Building with lift • Exterior orientation – very bright

The property offers a comfortable and functional layout and is distributed as follows: ? Two spacious bedrooms ? One bathroom ? Living–dining room ? Independent kitchen Thanks to its natural light, distribution, and potential, this apartment can easily be transformed into a modern home or a profitable investment project. ? ? Renovation Potential & ROI Estimation

???? Estimated Renovation Cost (for a full modern refurbishment including kitchen, bathroom, installations, flooring and finishes of medium–high quality): • Renovation estimate: €750–€900/m² • Total estimated cost (61 m²): €45,000 – €55,000 ???? Market Value Once Renovated Fully renovated apartments in the Capuchinos–Molinillo area currently sell between €3,800 and €4,500/m², depending on quality and natural light. • Estimated resale value once renovated: • 61 m² x €3,800/m² = €231,800 • 61 m² x €4,500/m² = €274,500 ???? Estimated Value Increase Depending on the quality of the renovation: • Potential value increase: +€25,000 to +€45,000 • Excellent option for investors, first-time buyers, or rental investment given the strong demand in the area. ? ? Why This Property Stands Out • High-

growth neighbourhood • Strong demand for annual and mid-term rentals • Building with lift •
Bright and well-distributed interior • Ideal to customise or create a value-add investment

Lift

Lift

Near Transport