



Middle Floor Apartment in Málaga

Bedrooms **1** Bathrooms **1** Built **47m2** Terrace **0m2**

R5259409

**Middle Floor
Apartment**

Málaga

245.000€

Apartment for sale in Málaga – Martínez Maldonado area. Bright 47 m² apartment in a central and very well-connected location. Distributed into 1 independent bedroom and 1 full bathroom with walk-in shower. Living room with integrated kitchen, furnished and equipped with appliances. Renovated property, ready to move into. Modern building constructed in 2007. Comfortable and functional layout that makes the most of the space. Discover this cozy property located in the sought-after Martínez Maldonado area, a central and perfectly connected location that combines comfort, services, and high demand both for primary residence and investment. Its renovation and practical layout make it an ideal option for those looking for a home ready to enjoy from day one. The living room with integrated kitchen creates an open and functional space, perfect for everyday living, providing spaciousness and comfort in a modern and well-utilized environment. The independent bedroom and full bathroom with walk-in shower complete a balanced and practical home. Located in a well-established urban area, very close to Málaga city centre and surrounded by all amenities within walking distance: supermarkets, shops, schools, pharmacies, healthcare centres, restaurants, and cafés. In addition, it benefits from excellent connections through several bus lines on Avenida Martínez Maldonado. It also offers very good access to the historic centre, train station, and bus station, as well as nearby green areas for walking and relaxing. A

comfortable, well-located property with great rental potential, ideal both as a first home and a secure investment in Málaga. In accordance with Decree 218/2005 of October 11, which approves the Regulation on Consumer Information in the Sale and Rental of Housing in Andalusia, the client is hereby informed that notary fees, registration fees, property transfer tax (ITP), and other expenses inherent to the sale or rental are not included in the price. Brokerage fees are included in the price. The information provided, including surface areas, prices, conditions, and availability of the property, is for informational purposes only and does not constitute a binding contractual offer. It may be subject to change without prior notice, and the availability of the property must be confirmed at the time of the inquiry. Energy certificate: Energy consumption E 78.5, Emissions D 13.9.

Lift

Lift

Near Transport