



Ground Floor Apartment in Málaga

Bedrooms **2** Bathrooms **1** Built **81m2** Terrace **0m2**

R5365690

**Ground Floor
Apartment**

Málaga

600.000€

Welcome to this exceptional two-bedroom apartment in the heart of the city, featuring a tourist license, a private terrace, and a spectacular rooftop terrace of approximately 80 m², a truly rare find in this central location. Ideally located just off Calle Victoria, only one minute from Plaza de la Merced, the property is surrounded by vibrant restaurants, cafés, and bars, while still enjoying a peaceful setting at the foot of Gibralfaro. The nearby tunnel provides quick access to La Malagueta and the beach, and the planned pedestrianisation of Calle Victoria is expected to further increase property values in the area. Situated on the second floor of a well-maintained building with a gated entrance, the apartment welcomes you into a bright living area with a social lounge space, perfect for relaxing or entertaining. Continuing through the property, you find a bathroom and a spacious bedroom with natural light, good views, and a comfortable layout. On the other side of the living area, a small step up leads to the kitchen and dining space, which also connects to a staircase giving direct access to the rooftop terrace. From here, you also find the second bedroom, a generous space with access to a charming private patio, ideal for morning coffee and quiet moments. The highlight of this property is the impressive 80 m² rooftop terrace, offering endless possibilities to create an outdoor living area with lounge zones, dining space, BBQ area, or simply a private sun retreat. A truly rare feature in the city centre. With a tourist license and proven rental income,

this is a turnkey investment with immediate returns, while also being an ideal holiday home for personal use. A perfect combination for investors and lifestyle buyers alike. Contact us for more information or to arrange a viewing.

Barbeque
Near Transport

Barbeque
Private Terrace

Near Church