



Ground Floor Apartment in Málaga

Bedrooms **1** Bathrooms **1** Built **45m²** Terrace **0m²**

R5365702

**Ground Floor
Apartment**

Málaga

350.000€

Welcome to this exceptional investment opportunity in the heart of the city, featuring a tourist license and a rare private rooftop terrace of approximately 100 m², an outstanding find in such a central location. Ideally located just off Calle Victoria, only one minute from Plaza de la Merced, the property is surrounded by restaurants, cafés, and bars, while still enjoying a peaceful setting at the foot of Gibralfaro. The nearby tunnel provides easy access to La Malagueta and the beach, and the planned pedestrianisation of Calle Victoria is expected to further increase property values. Situated on the second floor of a well-maintained building with a gated entrance, the apartment offers a practical kitchen, bathroom, bright living area, and a cosy bedroom. The true highlight of this property is the expansive rooftop terrace, accessed directly from the living room via a staircase. With around 100 m² of private outdoor space, it offers endless potential, whether you envision a stylish lounge area, outdoor dining, BBQ zone, or even a relaxing wellness or yoga space. With a few upgrades, this terrace can become a unique and highly desirable feature that significantly enhances both lifestyle and rental appeal. With a tourist license and proven rental track record, this is a turnkey investment with immediate income, as well as an ideal holiday home in one of Málaga's most sought-after areas. A rare opportunity combining strong rental potential with lifestyle appeal in one of the city's most sought-after areas. Contact us for more information or to arrange a

viewing.

Barbeque
Near Transport

Barbeque
Private Terrace

Near Church
Solarium