



Ground Floor Apartment in Málaga

Bedrooms **1** Bathrooms **1** Built **62m2** Terrace **0m2**

R5419642

**Ground Floor
Apartment**

Málaga

286.500€

In a prime location, just a stone's throw from Calle Victoria, Plaza de la Merced and the Historic Centre, we are delighted to present this magnificent flat, situated in a modern building constructed in 2007. The property, located on the ground floor with access via the building's entrance hall, offers the convenience of a ground-floor flat whilst maintaining the privacy and security typical of a residential community. It has a floor area of 62 m², comprising a cosy living-dining room with a window overlooking the street and air conditioning, a fully fitted open-plan kitchen equipped with appliances, a spacious bedroom with a built-in wardrobe and access to a pleasant 9 m² private patio, ideal for enjoying peaceful moments outdoors, and a fully fitted bathroom. The outdoor living area provides natural light and ventilation, whilst the bedroom facing the patio ensures a quiet and comfortable environment for rest. The property is sold fully furnished and equipped, ready to move into or start generating income from day one. Furthermore, it is located in the Lagunillas neighbourhood, one of the areas in Málaga with the greatest potential for growth and urban regeneration. The City Council is undertaking a major project to comprehensively renovate the area, with improvements to pedestrian spaces, infrastructure, accessibility, lighting and green spaces, contributing to the revitalisation and modernisation of the entire neighbourhood. This makes the property particularly attractive both to those looking for a home to live in and to investors wishing to

establish a presence in one of the city centre's areas with the greatest growth potential. Key features: 62 m2 of floor space. Building constructed in 2007. Ground floor with access from the entrance hall. 1 bedroom with fitted wardrobe. Private courtyard of 9 m2. Outdoor lounge with a window facing the street. Fitted open-plan kitchen. Air conditioning. Excellent condition. An ideal property for both a permanent home and as an investment, located in one of the most sought-after areas of Málaga, surrounded by shops, restaurants, amenities and all the cultural offerings of the Historic Centre. Don't miss out on this opportunity. Request further information and we'll arrange a viewing. ?? Legal notice: In compliance with Decree 218/2005 of the Regional Government of Andalusia, we inform you that notary fees, registration fees, property transfer tax (ITP) and other costs associated with the purchase are not included in the price. Estate agency fees ARE included in the price. The consumer is entitled to receive a copy of the Abridged Information Document (DIA).

Covered Terrace

Covered Terrace

Lift