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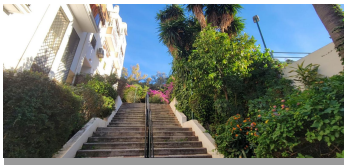
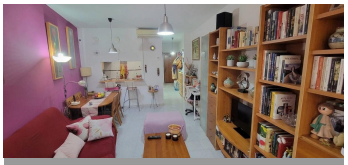
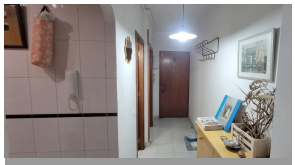

Middle Floor Apartment in Málaga

Bedrooms	1	Bathrooms	1	Built	56m2	Terrace	0m2

R5549764	Middle Floor Apartment	Málaga	280.000€

Living Málaga from its most authentic heart. On calle Agua, just steps from Plaza de la Merced, this 55.82 m2 (built) home sits on the second floor, facing the street. An address in the very heart of the historic centre, surrounded by the history, culture and atmosphere that have made Málaga one of the most sought-after cities on the Mediterranean. THE LOCATION Plaza de la Merced is one of the city's most iconic squares: Pablo Picasso was born here, and his birthplace museum overlooks the square alongside the Torrijos obelisk. From your front door you can walk to the Alcazaba, the Roman Theatre, the Museo Picasso Málaga, the Cathedral and calle Larios, as well as the paths leading up to Gibralfaro hill. Café terraces, bookshops, galleries and the best of Málaga's food scene are part of everyday life here, with the port, Muelle Uno and La Malagueta beach a pleasant stroll away. THE HOME An entrance hall opens onto a spacious, bright living room with a street-facing window — the heart of the home. From here you reach the separate fitted kitchen, with space for a washing machine, and the full bathroom. The exterior bedroom, with window and built-in wardrobe, offers a quiet retreat in the middle of the city. THE BUILDING The building keeps the charm of traditional Málaga architecture, with a shared Andalusian patio — terracotta floor, wall-hung flowerpots and a central fountain: a quiet corner just metres from the buzz of La Merced. A practical, well-planned layout that suits both those looking for a

home in the centre and buyers seeking an urban pied-à-terre in Málaga. A CONSIDERED INVESTMENT Málaga's historic centre is one of the most in-demand areas of the city, with very limited housing supply. A compact size, a location that is hard to replicate and an accessible price point make this apartment an interesting option both to live in and to diversify a property portfolio. KEY FEATURES · Size: 55.82 m2 built (per Land Registry, including share of common areas) · Floor: 2nd, facing calle Agua · Layout: entrance hall, living room, separate kitchen, 1 bedroom, 1 bathroom · Exterior bedroom with built-in wardrobe · Shared Andalusian patio with fountain · Location: by Plaza de la Merced, Historic Centre (postcode 29012) A chance to hold the keys to Málaga right where everything happens. Some images have been digitally retouched for illustration purposes. In accordance with Decree 218/2005 ?of ?the ?Junta ?de ?Andalucía (11 October), ?notary, ?land registry and transfer tax ?(ITP) costs, ?and any ?other ?expenses inherent to the ?sale, ?are ?not ?included ?in ?the ?price.

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