

Ground Floor Apartment in Málaga

€260,000

Málaga, Málaga

Bedrooms: 3 | Bathrooms: 1 | Built: 102 m²



Overview

Unique Opportunity: Commercial Premises with Change of Use in Progress

Spacious commercial property for sale, 102 m², with 9.5 meters of frontage and 4.8 meters in height, which would allow, once the change of use is approved, the possibility of building a second floor according to submitted plans.

Currently, it features 3 bedrooms, a large living room, and a bathroom, but its true value lies in the multiple transformation possibilities, such as:

A bright and spacious residence.

An investment with high profitability potential.

Or a commercial space adaptable to different activities.

There is also the option to redesign the façade, enlarging windows and doors to bring in more light and modernity.

???? Excellent location: situated on Av. Andalucía, in Málaga, in a central and well-connected area, with a bus stop right at the entrance, and surrounded by all essential services (shops, schools, banks, restaurants).

A highly versatile property with enormous potential — definitely worth a visit to truly appreciate all its possibilities.

In compliance with Decree 218/2005 of 11 October of the Regional Government of Andalusia, we inform you that the Property Transfer Tax (ITP) and the Notary and Land Registry fees, as regulated by official tariffs, are not included in the price.

The real estate agency fees ARE INCLUDED in the price.

Amenities

Setting: Town, Commercial Area, Close To Shops

Condition: Good

Climate Control: Air Conditioning

Features: Near Transport

Category: Investment

Taxes & Fees

Community: €0 per year

Contact

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https://purcellproperties.es/property/R5164846_ground-floor-apartment-malaga/