Detached Villa in Ciudad Jardín

€699,000

Ciudad Jardín, Málaga

Bedrooms: 7 | Bathrooms: 2 | Plot: 238 m² | Built: 312 m² | Terrace: 238 m²









Overview

There are properties you buy for what they are.
And others for what they can become.

This one belongs to the latter. And that's where its value lies.

Located in a well-established area of Málaga city, on Calle Los Ficus, this property stands out for something increasingly rare: real space and the ability to adapt to different uses.

This is not a typical home. It is a property with the structure and layout to be converted into two independent living spaces, making it especially attractive for those seeking profitability or a flexible family solution.

• Two living rooms
• Two kitchens
• A two-level layout that allows for different scenarios:
o Live in one and rent the other
o Split into two units
o Or design a spacious home with clearly defined areas

All of this is built on a solid foundation, with a 1984 construction that offers strength and long-term potential.

The outdoor space adds significant value:
• Swimming pool
• Barbecue area
• Open spaces at both the front and rear, creating a lifestyle focused on enjoyment and outdoor living

The property also features:
• Spacious bedrooms
• Balconies
• Fireplace
• Air conditioning
• Private entrance with parking space

All set in a quiet residential environment with good connections.

The area offers what truly matters for everyday living: nearby public transport, services, schools, and quick access to Málaga city centre.

The property requires updating. And this is where the opportunity lies.

It allows you to adapt, optimize, and increase its value according to your goals. You are not paying for a renovation you didn't choose — you have the freedom to create value your way.

In a market where properties with space, outdoor areas, and real potential are becoming increasingly scarce, this one stands out precisely for what it allows you to build from it.

This is not for someone looking for perfection.
It's for someone who knows how to see beyond.

The property is sold unfurnished (furniture not included in the price).

In compliance with the information obligations established by Law 10/2025 of December 28 on customer service and transparency, as well as current sector regulations, please note that the listed price does not include the costs and taxes associated with the purchase, which are detailed below:
Real estate agency fees are included in the advertised price (P.V.P.).
Transfer Tax (I.T.P.) is applied to the higher of the purchase price or the cadastral reference value, ranging between 2% and 7% depending on the buyer's circumstances, in accordance with Royal Legislative Decree 1/1993 of September 24.
Notary and Land Registry fees are regulated by official tariffs under Royal Decrees 1426 and 1427/1989 of November 17.
Conveyancing (Gestoría): Optional. If requested, administrative processing, tax settlement, and registration services are estimated at approximately €395 (VAT included).
Financing: If required, additional costs must be agreed directly with the buyer's financial institution.

Amenities

Setting: Town, Close To Shops, Close To Town
Orientation: North East Orientation
Condition: Good Condition
Pool: Private Pool
Climate Control: Air Conditioning
Views: Mountain Views, Pool Views, Courtyard Views, Urban Views
Features: Utility Room, Bar, Barbeque, Courtesy Bus
Furniture: Not Furnished
Kitchen: Fully Fitted Kitchen
Garden: Private Garden
Parking: Garage, Multiple Parking Spaces
Utilities: Electricity, Drinkable Water, Telephone, Solar water heating
Category: Investment

Taxes & Fees

IBI: €691 per year

Contact

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