Townhouse in Victoria Eugenia

€495,000

Victoria Eugenia, Málaga

Bedrooms: 5 | Bathrooms: 3 | Built: 205 m² | Terrace: 25 m²









Overview

Some houses are simply bought. Others are transformed into the home you've always dreamed of.
In a well-established residential area of Málaga, this property offers an increasingly rare opportunity: a detached house with access from two streets, ample space, and the potential to be completely customized to your lifestyle.

The property boasts a total built area of 230 m², distributed between the main house and various auxiliary spaces, such as storage rooms and utility rooms, multiplying its potential uses. Whether you want to expand the living space, create a workspace, a gym, convert it into independent apartments for rent, or simply enjoy ample storage, the possibilities are yours.

The house is divided into a main floor with a spacious living-dining room, a bathroom, and a separate kitchen with

access to a pleasant terrace-patio. The rear of the property includes several bedrooms, a storage area, and a toilet with access to the back street. The first floor comprises three bedrooms and a bathroom. On the second floor, you'll find a rooftop terrace and a storage room.

Although it needs renovation, that's precisely where one of its greatest attractions lies: you can design it from scratch and transform it into a completely personalized home, taking advantage of a solid structure and a location with great potential.

If you're looking for a move-in ready house, this probably isn't the one. But if you value space, independence, and the possibility of creating a unique home in Malaga, few properties offer this kind of potential.

Highlights of this property:

• Access from two streets.

• 230 m² built area, including living space and auxiliary areas.

• Terraces and a large rooftop terrace.

• Storage rooms and warehouses with multiple possibilities.

• Detached house with great renovation potential.

• Well-connected residential area with all amenities nearby.

We believe that a home should be showcased not only for what it is today, but also for all that it can become. If you're looking for a project with personality and real potential for appreciation, we'd be delighted to show it to you.

In compliance with the information obligations established in Law 10/2025, please note that the price indicated does not include the expenses and taxes inherent to the acquisition, which are detailed below:
- Property Transfer Tax (ITP): the tax rate in force in Andalusia (generally 7%) will be applied, without prejudice to reduced rates applicable depending on the buyer's personal circumstances or the characteristics of the property. The tax is levied on the cadastral reference value or the sale price, whichever is higher.

- Notary Fees: notary fees will be calculated according to the official fee schedule regulated in Annex I of Royal Decree 1426/1989.

- Land Registry Fees: Registration in the Land Registry will be billed according to the official fee schedule established in Annex I of Royal Decree 1427/1989.

- Management fees: If necessary, the fees for administrative processing amount to approximately €500 (VAT included).
- Agency fees: Included in the sale price.

Amenities

Setting: Town, Close To Shops, Close To Schools

Orientation: East Facing

Condition: Renovation Required

Climate Control: Air Conditioning

Views: Street Views

Features: Fitted Wardrobes, Near Transport, Solarium, Courtesy Bus

Furniture: Fully Furnished

Kitchen: Fully Fitted Kitchen

Utilities: Electricity, Drinkable Water

Category: Resale

Contact

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