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LUXURY REALTY
Real Estate Agency

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Apartment in Málaga

Reference: R4957036

Bedrooms: 2
Bathrooms: 2
M² Build size: 90
Price: 346,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:

Overview:Discover this unique duplex apartment, ideally located in one of the best areas of Málaga's Centro Histórico. Nestled on a quiet street, this second-floor residence offers a peaceful retreat while keeping you just steps away from the vibrant city life. Upon entering, you'll find a spacious living room to the left, designed for both relaxation and entertainment. With ample space for a dining table and a cozy sofa area, it's perfect for hosting gatherings. A generously sized bathroom with a bathtub is also conveniently located on this level. To the right, a well-equipped kitchen awaits, featuring modern appliances and enough space for a small breakfast table. A charming balcony brings in plenty of natural light, enhancing the apartment's warm and inviting atmosphere. A stylish staircase leads to the upper floor, where you'll find a compact bathroom, a smaller bedroom ideal for guests or a home office, and a spacious, cozy master bedroom with clever storage solutions and a roof window that fills the space with natural light. Adding to its appeal, the apartment comes with a tourist license and is currently being rented as a vacation property, making it a fantastic investment opportunity in Málaga's thriving rental market. With its prime location, tranquil setting, and endless potential, this duplex is perfect for those looking to own a charming home in the historic center or secure a high-demand rental property. **LEGAL NOTICE** The information contained in this document is for informational purposes only and does not constitute legal advice. If you are interested in ensuring that the transfer of ownership with a tourist license complies with the current regulations established by the Council of Andalusia and the Malaga City Council, please refer to the following: **Regional Regulation:** - Decree 31/2024, of January 29, [link] **Municipal Regulation:** - Malaga City Council, Instruction 1/2024, of June 7, [link] - Subsequently, on October 24, 2024, the General Urban Planning Plan (PGOU) was approved to prohibit [link] These regulations may affect the validity and continuity of tourist licenses for properties transferred within the designated areas. Interested parties are advised to consult a legal professional specializing in real estate and tourism law to obtain advice tailored to the specific circumstances of the transfer operation. Furthermore, it is the responsibility of the parties involved to verify the applicable legislation before proceeding with the transaction.

Features:

Air conditioning