

CENTRO HISTÓRICO

■■■■■■■■ ■ Centro Histórico

423 000 €

■■■■■■■■ R4660150

2	1	79 m²	4 m²
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We present a unique investment opportunity in one of the most enviable locations in Malaga. This apartment, located on the top floor of a building from 2005 with an elevator, is not only a perfect home for those wishing to immerse themselves in the vibrant life of the Historic Center but also an excellent choice for savvy investors. With its coveted tourist apartment license, this property proves to be an investment with proven profitability. Its strategic location in Plaza de las Cofradías, just a few minutes from Plaza de Uncibay, makes it an attractive option for short-term rentals, with a history of high occupancy and guest satisfaction. The apartment has a design that optimizes every square meter, offering an 18m² living room with 2.8-meter high ceilings, a 7m² hallway that articulates access to the different rooms, two bedrooms with built-in wardrobes, and a 9m² kitchen perfectly equipped for modern life. The 3m² bathroom is complete and functional. The crown jewel is the four balconies that offer an unbeatable panoramic view of the city, allowing guests and residents to enjoy the essence of Malaga from a privileged perspective. The Northeast orientation of the apartment ensures brightness and offers a unique visual experience throughout the day. Furthermore, the property presents itself as an outstanding investment option, with exceptional performance that will attract those looking for a profitable real estate asset. The tourist license is a significant advantage, allowing new owners to start generating income immediately. Community expenses are moderate, with a cost of only 45 euros per month, and the IBI (property tax) is remarkably low for the area, at 182 euros per year, which further enhances the investment's appeal. This apartment is not only a dwelling in a highly demanded location but also an asset that promises an attractive return on investment. Plaza de las Cofradías awaits you, offering not just a place to live but an opportunity to grow your wealth in the heart of Malaga.

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[redacted]	R4660150	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	423 000 €
[redacted]	2	[redacted]	1
[redacted]	79 m²	[redacted]	–
[redacted]	4 m²	[redacted]	[redacted]

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