

MÁLAGA

■■■■■■■■■■■■ ■■ Málaga

640 000 €

■■■■■■■■ R5503891

4

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2

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140 m²

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Discover this spacious property in a strategic, established and well-connected location. Just a few minutes from the historic city centre, financial district, shopping areas, hospitals and the main access routes, it offers the convenience of having all essential services close at hand. The property features four bedrooms, two full bathrooms, a spacious living-dining room, a separate kitchen, a large terrace and a parking space. It is a home that can be enjoyed from day one, as it does not necessarily require renovation, while also offering an excellent blank canvas for an updating and personalisation project. The spacious and bright living-dining room opens directly onto a generous terrace overlooking Avenida de Andalucía. This versatile outdoor space could be used to create a lounge area, an outdoor dining area or a relaxing retreat. The separate, currently fitted kitchen offers the possibility of creating a more contemporary layout by connecting it to the living room. The four bedrooms provide a variety of options: a main bedroom with a balcony and space for a large wardrobe, a home office for remote working, and children's, teenagers' or guest bedrooms. The bedrooms overlooking the interior courtyard also provide greater privacy and tranquillity. The two full bathrooms complete a particularly practical layout for a family. The property is located in a residential building featuring marble finishes, a concierge service and two lifts per staircase, providing both comfort and a sense of prestige. The property includes a spacious parking space of almost 13 m2, located next to the lifts and close to the garage entrances. A property offering a combination that is difficult to find: a prime location, generous proportions, a terrace, four bedrooms, two bathrooms and parking, together with the flexibility to keep it as it is or transform it into a contemporary home fully tailored to its new owner. Please note that our agency fees are already included in the sale price, so you will not have to pay any additional property management or real estate advisory fees. In accordance with Decree 218/2005 of the Regional Government of Andalusia, dated 11 October, please note that notary fees, Land Registry fees, Property Transfer Tax (ITP) and any other costs inherent to the sale are not included in the price. The information provided is for guidance purposes only, is non-binding and has no contractual value. The property is subject to errors, price changes, availability and/or withdrawal from the market without prior notice. This information ■may ■have ■been ■modified but ■such ■changes ■may ■not ■yet have ■been ■incorporated. We ■recommend ■contacting the ■company ■for ■the ■latest information and/or ■to ■confirm ■the ■information ■provided ■herein.

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