

MÁLAGA

299 000 €

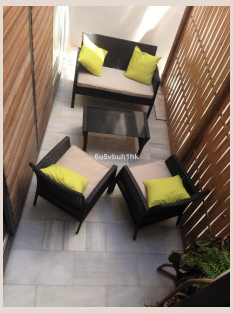
■■■■■■■■■■■ ■ Málaga

■■■■■■■■ R5521486

1	1	59 m²	6 m²
■■■■■■■■	■■■■■■■	■■■■■■■■	■■■■■■■■

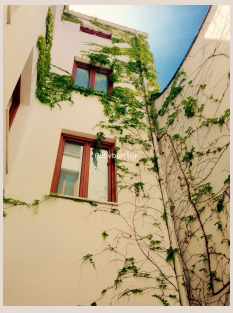












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Discover a charming one-bedroom ground floor apartment in Plaza de los Viñeros, just moments from Calle Carretería, in the heart of Málaga's historic centre. Independent cafés, restaurants, boutiques and cultural attractions are on your doorstep, including the Museum of wine right opposite. Set within a building fully rehabilitated in 2008, this ground-floor apartment offers approximately 59 m² of accommodation, with an open-plan living and dining area, an equipped kitchen, one bedroom and a bathroom. Marble floors and generous built-in storage add character and practicality, while the bedroom opens onto an approximately 6 m² patio for exclusive use. The apartment benefits from air conditioning and an existing tourist rental registration for up to four guests, with tourist use expressly approved by the community of owners. Sold partially furnished, it offers an attractive opportunity to combine a Málaga city base with ■holiday ■rental ■potential. Estimated ■annual rental ■yield ■of ■approximately ■6–7%, ■subject to ■occupancy, ■nightly rates ■and ■operating costs, ■This ■is ■a ■projection rather than ■an ■established ■return ■for ■the ■apartment.

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■■■■■■■	■■■■■■■	■■■■	299 000 €
■■■■■■■■	1	■■■■■■■	1
■■■■■■■■	59 m²	■■■■■■■■	–
■■■■■■■■	6 m²	■■■■■■■■■	■■ ■■■■■■■■

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