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MÁLAGA

■■■■■■■■■■■■ ■ Málaga

1 100 000 €

■■■■■■■■■ R5542918

5	3	191 m²
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Seaside elegance at one of Málaga's most sought-after addresses. Set on Avenida Cánovas del Castillo, between La Malagueta beach and Muelle Uno, this spacious 191 m2 (built) home occupies the 6th floor on the South-East corner of the building — a position that brings natural light throughout the day and open views of the Mediterranean. THE HOME A generous entrance hall leads to a separate living and dining room arranged in two areas, with floor-to-ceiling windows opening onto the east-facing terrace and its calm sea view. The sleeping quarters comprise four exterior bedrooms facing South and East. The principal bedroom is en suite, with a private bathroom and direct access to the terrace. Built-in wardrobes line the hallway. The service area includes a large separate kitchen with utility room and indoor drying area, plus a full staff room with its own bathroom. Three bathrooms in total. A PROJECT OPPORTUNITY The apartment requires updating, offering the chance to create a contemporary interior to your own taste. Its square layout, multiple exterior façades and double access with a service area also make it technically possible to split it into two independent homes (subject to administrative and community approval) — an interesting option for both end users and investors. THE BUILDING Built in 1968, with an elegant entrance hall, lift and step-free (PMR) access. Only two neighbours per floor, for privacy and calm. THE LOCATION 150 m from La Malagueta beach and 250 m from Muelle Uno and the Centre Pompidou Málaga. The historic centre, fine dining, the port and main transport links are all within walking distance. La Malagueta is one of the city's most in-demand residential areas, both for year-round living and as a second home by the sea. KEY FEATURES · Size: 191 m2 built · Floor: 6th, South-East corner · Bedrooms: 5 (4 exterior + staff room) · Bathrooms: 3 (one en suite) · Sea-view terrace, east-facing · Separate kitchen with utility room and indoor drying area · Built-in wardrobes · Building from 1968 · 2 neighbours per floor · lift · step-free access · Condition: to update · Energy rating: E (76.0 kWh/m2 year · 15.3 kg CO■/m2 year) A rare find: space, light and the sea in Málaga's best location, with the added value of being able to become two exclusive homes. Some images have been digitally retouched; the 3D floor plan is indicative and for illustration only. In accordance with Decree 218/2005 ■of ■the ■Junta ■de Andalucía ■(11 ■October), ■notary, ■land ■registry and ■transfer ■tax (ITP) ■costs, ■and any ■other ■expenses ■inherent ■to the sale, ■are ■not ■included ■in ■the ■price.

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