

MÁLAGA

425 000 €

■■■■■■■■■■■■ ■■ Málaga

■■■■■■■■ R5550742

2	2	90 m²	31 m²
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Fully Renovated Duplex with Tourist Licence & Panoramic Rooftop Terrace near Málaga Centro €425,000 | 2 Double Bedrooms | 2 Bathrooms | 89 m² Built | Private Rooftop Terrace | Tourist Licence Set in the quiet residential neighbourhood of Conde de Ureña, within walking distance of Plaza de la Merced and Málaga's historic centre, this duplex was fully renovated and fully refurbished in 2024, with new furniture throughout. Its standout feature is the rooftop terrace, with open views across the city towards the mountains. Contemporary Interiors & a West-Facing Balcony The open-plan living and dining area connects to a modern, fully equipped kitchen, creating a comfortable space for cooking, dining and entertaining. Both double bedrooms open onto a west-facing balcony that catches the afternoon sun. Two separate bathrooms, each with a shower and a window, make the layout practical for families and guests. Fitted wardrobes, air conditioning and ceiling fans add everyday comfort. The property is on the third floor, with stair access. Private Rooftop Terrace with Panoramic Views An internal staircase leads directly from the living area to the rooftop terrace, reserved for the exclusive use of the apartment. A wooden pergola frames the lounge area, while the rest of the terrace offers space for outdoor dining. It's a place to enjoy breakfast outside or spend an evening looking out over the Málaga skyline. Excellent Investment Opportunity near Málaga Centro The tourist licence, walkable location and private outdoor space make this an excellent investment opportunity for buyers seeking holiday rental potential in Málaga. The two double bedrooms and two bathrooms give families or friends travelling together a practical layout, while the rooftop terrace gives the property a distinctive ■feature ■in ■the ■city's rental ■market. ■With ■the ■full ■renovation already ■completed, ■it also ■makes ■an appealing ■second ■home ■within ■easy reach of ■Málaga's ■restaurants, ■cafés ■and ■cultural ■attractions.

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