



## Top Floor Apartment for sale in Málaga, Málaga

**360,000 €**

Reference: R5021074   Bedrooms: 2   Bathrooms: 2   Build Size: 80m<sup>2</sup>





## Costa del Sol, Málaga

A unique opportunity in the heart of the city! We present this fantastic duplex with a tourist license, located just 50 meters from the iconic Carreteras Street. With a built area of 180 m<sup>2</sup> and a usable area of 176 m<sup>2</sup>, this home offers two spacious bedrooms with en-suite bathrooms, perfect for ensuring maximum comfort and privacy. The duplex is located in a building with an elevator and is adapted for people with reduced mobility. It also has air conditioning and electric heating via a hot/cold pump, ensuring a pleasant environment year-round. The kitchen is fully equipped, ready for you to move in and start enjoying your new home. Thanks to its tourist license, this property is in high demand, making it an excellent investment. Don't miss this opportunity to acquire a property that complies with Andalusian Regional Government Decree 218/2005. Remember that notary, registry, property transfer (ITP), and other fees are not included in the price. Don't miss this opportunity and come visit!



## Features:

### Features

Lift  
Near Transport  
Ensuite Bathroom  
Double Glazing  
WiFi  
Courtesy Bus  
Near Church  
Fiber Optic  
Access for people with reduced mobility

### Setting

Commercial Area  
Close To Shops  
Close To Town  
Close To Schools  
Town

### Kitchen

Fully Fitted

### Category

Holiday Homes  
Investment

### Orientation

South West

### Condition

Good

### Security

Gated Complex  
Entry Phone

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C

### Furniture

Part Furnished

### Utilities

Electricity  
Drinkable Water  
Telephone  
Gas