



## Ground Floor Apartment for sale in Málaga, Málaga

**265,000 €**

Reference: R5164846 Bedrooms: 3 Bathrooms: 1 Build Size: 102m<sup>2</sup>





## Costa del Sol, Málaga

Unique Opportunity: Commercial Premises with Change of Use in Progress Spacious commercial property for sale, 102 m<sup>2</sup>, with 9.5 meters of frontage and 4.8 meters in height, which would allow, once the change of use is approved, the possibility of building a second floor according to submitted plans. Currently, it features 3 bedrooms, a large living room, and a bathroom, but its true value lies in the multiple transformation possibilities, such as: A bright and spacious residence. An investment with high profitability potential. Or a commercial space adaptable to different activities. There is also the option to redesign the façade, enlarging windows and doors to bring in more light and modernity. ????

Excellent location: situated on Av. Andalucía, in Málaga, in a central and well-connected area, with a bus stop right at the entrance, and surrounded by all essential services (shops, schools, banks, restaurants). A highly versatile property with enormous potential – definitely worth a visit to truly appreciate all its possibilities.



## Features:

### Features

Near Transport

### Climate Control

Air Conditioning

### Setting

Commercial Area

Close To Shops

Town

### Condition

Good

### Category

Investment