



## Apartamento Planta Baja en venta en Málaga, Málaga

265.000 €

Referencia: R5164846 Dormitorios: 3 Baños: 1 Construido: 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.



## Características:

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Cerca de Transporte

### Climatización

Aire Acondicionado

### Posición

Área Comercial

Cerca de Tiendas

Ciudad

### Estado

Buen estado de conservación

### Categoría

Inversion