



## MODERN APARTMENT IN THE HISTORIC CENTRE OF MÁLAGA

Centro Histórico, Distrito Centro, Málaga, España

# 725.000 €



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### The essentials

**Area:** 104 m<sup>2</sup>

**Bedrooms:** 2 beds

**CEE:** A

**Category:** Apartamento, Apartment

**Year built:** 1904

**Lot size:** 100 m<sup>2</sup>

**Bathrooms:** 2 baths

**Status:** Excellent

**ID property:** C406V

**Año remodelado:** 2025

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## Main features

**Features:** Air conditioning / Heating, American Kitchen, Balcon, Built in wardrobes, Double glazed windows, Elevator, Furnished, Furnished kitchen, Kitchen equipped with appliances, Patio, Security door, Vistas a la ciudad

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Fortuny Hogares Únicos exclusively presents this elegant and bright apartment in the heart of the Costa del Sol.

## Location

Located in one of the most historic streets in the Historic Centre of Malaga, this property offers the perfect balance between contemporary design and classic charm. It is just steps away from the Plaza de la Constitución, Calle Larios and the Cathedral, with all the services in the surrounding area and a wide range of commercial, cultural and gastronomic places.

## Distribution

The apartment is north-east facing, with a constructed area of 104m<sup>2</sup>, distributed in an entrance hall leading to a spacious and cosy living-dining room with floor-to-ceiling windows on two exterior balconies, which fill the space with natural light. A fully fitted and equipped kitchen opens to the living room with access to an interior patio, perfect for enjoying breakfast or drinks outdoors. Two bedrooms facing the interior ideal for rest and away from the urban noise, with fitted wardrobes and windows that provide natural light. The master bedroom has an en-suite bathroom and direct access to the patio. Opposite the second bedroom we find a second complete bathroom.

## Qualities

The apartment was completely renovated in 2022. It features high-quality materials, meticulously designed for comfort and elegance. We highlight double-glazed windows, ducted air conditioning and heating in all rooms, high-quality Aspecta floors in Hungarian point which are maintenance free, white lacquered doors, and ceiling fans in the living room and bedrooms.

## Common areas

The building was constructed in 1904 and refurbished in 2002 and is in perfect condition. It features a lift, which improves access to the property and enhances its value in the heart of Malaga.

## Regulations

Energy Efficiency Certification: 'A' and 'E'. In compliance with the RD of the Junta de Andalucía 218/2005 of 11 October, we inform consumers that the price indicated does not include the costs derived from the purchase of the property according to the laws in force (ITP, notary fees and in the case of new construction the VAT tax).

## Contact us

The location of this property is exceptional. It is surrounded by history, art, culture, and life. You will be able to enjoy the city's most complete gastronomic, commercial, and leisure offerings. If you are looking for a special apartment in the Historic Centre of Malaga, this is your opportunity. For further information, do not hesitate to contact us. We will be delighted to help you.

