



## APARTMENT IN THE HISTORIC CENTER OF MALAGA

Centro Histórico, Distrito Centro, Málaga, España

**459.000 €**



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**The essentials**

<b>Area:</b> 108 m <sup>2</sup>	<b>Lot size:</b> 99 m <sup>2</sup>
<b>Bedrooms:</b> 2 beds	<b>Bathrooms:</b> 1 bath
<b>CEE:</b> En Trámite	<b>Status:</b> Excellent
<b>Category:</b> Apartamento, Apartment	<b>ID property:</b> C411V
<b>Year built:</b> 1997	

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## Main features

**Features:** Air conditioning / Heating, Double glazed windows, Furnished kitchen, Independent Kitchen, Kitchen equipped with appliances, Patio, Suelos

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### Spacious Apartment with Great Design Potential in Málaga’s Historic Center

Fortuny Hogares Únicos presents this property with great potential to be transformed into a beautiful home, tailored to the needs of its future owners. This property stands out for its generous rooms and unbeatable location, ideal for those seeking a customization project right in the heart of the city.

### Location

The apartment is located in the emblematic Historic Center of Málaga, in an exceptional spot next to the Carmen Thyssen Museum and just two minutes’ walk from the famous Calle Larios. The building, with only ten apartments, is very quiet and peaceful. In the surrounding area, you will find all services: museums, theaters (Teatro Cervantes, Soho), art galleries, a wide range of restaurants, traditional shops, supermarkets, pharmacies, and public transport stops.

### Layout

The property has a total built area of 108.63 m<sup>2</sup>: 45.74 m<sup>2</sup> + 62.89 m<sup>2</sup> of a former enclosed patio that now forms part of the apartment. It is distributed as follows: a large 45 m<sup>2</sup> entrance hall with direct access to a 9 m<sup>2</sup> interior patio providing natural light.



A fully furnished independent kitchen, and a complete exterior bathroom. A hallway leads to the second large 62 m<sup>2</sup> area with double-height ceilings. During renovation, remnants of an old exposed brick oven were preserved, adding warmth and character to the space. This open-plan area offers endless possibilities for a design that combines history and modernity. In this section, there is also an additional room, ideal to be used as a storage room, kitchen, or according to the owners' needs. A designer staircase made of wood and wrought iron leads to a mezzanine with a balcony overlooking the space, perfect as a bedroom or office.

## Features

The property offers good quality finishes. Highlights include industrial-style doors and beams installed during the renovation, aluminum and PVC windows, electric high windows, air conditioning with three split units, hot water via electric boiler, and a fully furnished kitchen equipped with appliances.

## Common Areas

Residents can enjoy a communal rooftop terrace with beautiful views of the Historic Center rooftops and the Málaga Athenaeum.

## Regulations

Energy Certificates in process. In compliance with Decree 218/2005 of the Andalusian Government dated October 11, we inform our clients that the indicated price does not include the costs derived from the property sale under current laws (ITP, notary fees, and in case of new construction, VAT).

## Contact Us

For more information, please do not hesitate to contact us. We will be happy to help you.



