

PROFITABLE INVESTMENT GUARANTEED: PREMISES IN THE HISTORIC CENTER OF MALAGA

C. Pozos Dulces, Distrito Centro, 29008 Málaga, España

420.000 €



Concha Montañez Fortuny
CEO

concha@fortunyhogaresunicos.com
https://www.fortunyhogaresunicos.com/en//ref/1138V
+34 677 364 770
+34 951 43 50 90

The essentials

Type of operation: Venta

Area: 104 m²

Lot size: 100 m²

Toilets: 1 half bath

CEE: F

Status: Reforming

Category: Apartment, Commercial Premises

ID property: 1138V

Main features

Features: Security door, Suelos, Unfurnished, Vistas a la ciudad

GUARANTEED PROFITABLE INVESTMENT, SPACIOUS 104m2 COMMERCIAL PREMISES WITH THE POSSIBILITY OF CONVERTING ITS USE INTO TWO INDEPENDENT RESIDENTIAL PROPERTIES IN THE HEART OF MÁLAGA'S HISTORIC CENTRE, WITHIN AN ESTABLISHED RESIDENTIAL BUILDING.

Fortuny Hogares Únicos presents this spacious and bright commercial premises with a built area of 104m2. It is currently an open-plan space with large windows and a bathroom. Officially registered as commercial premises, it offers the possibility of applying for a change of use to residential, with the potential to develop two independent residential properties, making it an attractive investment opportunity in the heart of Málaga's Historic Centre.

Location

Located on the centrally situated Calle Pozos Dulces, it enjoys a strategic location in an established and perfectly connected area. Its privileged setting provides convenient access from the main roads of the city centre and is surrounded by shops, commercial establishments, businesses and all kinds of services, with the convenience and accessibility of being just a few steps away from Calle Larios and the city's main points of interest. The property is located within an established residential building featuring contemporary and elegant architecture.

Distribution

Total built area of 104m2, distributed into a large open-plan space and a guest toilet. This property offers excellent characteristics, layout and great potential to develop two independent residential properties, making it an interesting opportunity for both residential use and investment. At Fortuny Hogares Únicos, we have a specialised Technical Service offering projects, renovations, interior design, licences, energy certificates and everything you may need to carry out any project. Contact us with no obligation.

Regulations

Energy Efficiency Certificate: “F” and “G”. In accordance with Royal Decree 218/2005 of the Junta de Andalucía, dated 11 October, consumers are hereby informed that the stated price does not include the costs arising from the purchase and sale of the property in accordance with current legislation (Property Transfer Tax, notary fees and, in the case of a new-build property, VAT).

Contact Us

For further information, please do not hesitate to contact us. We will be delighted to assist you.





