

# BULK

REAL ESTATE



## MIDDLE FLOOR APARTMENT IN MÁLAGA CENTRO

Málaga Centro

**REF# R5357497 – 295.000 €**

2  
Beds

1  
Baths

65 m<sup>2</sup>  
Built

Investment Apartment Málaga Centro with Tourist License & Proven Returns (92% Occupancy)

Please note that the sale price is non-negotiable.

Bright 2-bedroom apartment in Málaga City Centre, fully refurbished and sold furnished, ready to move in. The property also benefits from a valid tourist rental license.

An excellent opportunity both as an investment —with proven returns— and for those looking for a charming home in the vibrant heart of Málaga.

The apartment was completely renovated in 2018 with tasteful design and quality materials, and further improvements were carried out in 2024. It features split air conditioning (hot and cold) in the living room and both bedrooms, ensuring comfort all year round.

# BULK

REAL ESTATE

Over the past two years, the property has been successfully operated as a tourist rental, achieving outstanding results, including a 92% occupancy rate in 2025 — making it a turnkey investment.

## Layout and features

The property offers 65 sqm built, distributed as follows:

- Bright living room at the entrance
- Hallway leading to 2 bedrooms
- 1 bathroom with shower
- Independent kitchen

The living room and bedrooms face Calle Arquitecto González Edo, a quiet pedestrian passage with no vehicle traffic, ensuring peace and minimal noise. The kitchen window overlooks an interior patio.

Located on the 4th floor with lift access, the apartment enjoys an east-facing orientation (morning sun) and open views towards the Church of La Trinidad, part of the historic centre, and the surrounding mountains.

The building, constructed in 1968, consists of 7 floors and 18 apartments, with only 3 units per floor, offering a quiet residential atmosphere.

## Prime location

Just a 5-minute walk from the historic centre, with easy access to Málaga's main landmarks, including the Cathedral, Thyssen Museum, Picasso Museum, Cervantes Theatre and the Roman Theatre.

At the same time, the area offers excellent day-to-day convenience, with supermarkets, health centre, pharmacies, gyms and a wide range of shops nearby.

The property benefits from excellent transport connections: a bus stop is located just 20 metres away, providing easy access across the city. The Cercanías train station is approximately 1 km away, with direct connection to Málaga Airport in around 11 minutes.

In addition, Plaza de la Marina is just a 15-minute walk away, leading to the iconic Muelle Uno and La Malagueta beach, with its popular beachfront restaurants.

## Running costs

- Property tax (IBI): €88.88 / year
- Community fees: €66.50 / month (including water)

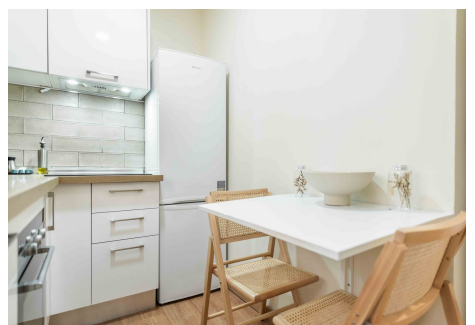
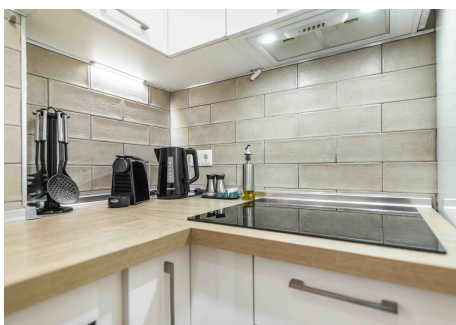
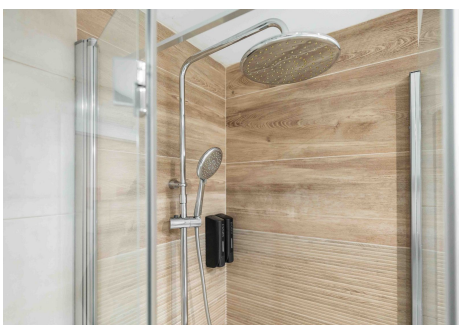
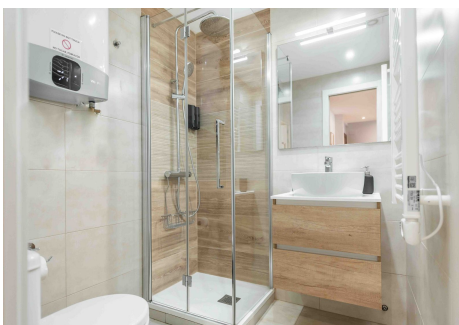
## A smart investment or a ready-to-enjoy home

This apartment perfectly combines location, brightness, and functionality, offering immediate rental income potential or a privileged lifestyle in the heart of Málaga.

Agency fees are included in the sale price.

# BULK

REAL ESTATE



# BULK

REAL ESTATE

