



APARTMENT MITTELGESCHOSS MIT 2 SCHLAFZIMMER

📍 Málaga

REF# R5398441 – 285.000€



2
Schlafzimmer



1
Bäder



68 m²
Built

Located just a fifteen-minute walk from Málaga's historic city center, this attractive tourist apartment combines profitability, a strategic location, and excellent value-growth potential. Situated on the first floor with independent street access, it offers an added level of privacy and autonomy highly appreciated in the short-term rental market. The property features 67 m² of built area and an exceptionally functional layout. It currently offers one double bedroom, two separate living rooms, a full bathroom with walk-in shower, and a fully equipped open-plan kitchen, comfortably accommodating up to four guests. One of its main highlights is its optimization potential: one of the living rooms can easily be converted into a second bedroom with minimal intervention, increasing both capacity and profitability without the need for structural work. The apartment is sold fully equipped and ready for immediate tourist rental operation, including hot/cold air

VILLA ONE Luxury Homes T | +34 687 83 44 03 E | info@villaone.es W | villaone.es

D | Avda. Ricardo Soriano, 72, Edif. Golden B, 1ª Planta, (29601) Marbella, Málaga, España.

conditioning, Wi-Fi, television, and washing machine. The property benefits from stable year-round occupancy and very positive guest reviews, with an average rating of 8.3/10, particularly praised for its comfort, quiet surroundings, and proximity to the city center. Its location is especially appealing, just over one kilometer from the historic center and close to Málaga's commercial, cultural, and gastronomic areas, as well as La Malagueta beach, offering an ideal balance between tourist experience, connectivity, and quality of stay. The property offers an estimated gross annual return of approximately 10%, with additional upside potential through interior layout optimization. A solid, stable investment opportunity with strong future potential in one of Southern Europe's most dynamic and sought-after real estate markets.



