



DETACHED VILLA WITH 4 BEDROOMS

📍 Málaga

REF# R4862458 – 2.600.000€



4
Beds



4
Baths



204 m²
Built



94 m²
Plot

Unique investment in the heart of Malaga: 4-storey building with tourist license

This 222 m² property, divided into 4 floors, offers an exceptional opportunity for investors interested in tourist rental in one of the most sought after and booming areas of Malaga. Located on a quiet south-facing street, just two minutes from the Plaza de la Merced, the Roman Theatre and the Alcazaba, this property combines tranquillity with the vibrant cultural and tourist life of the city.

Key features for investors:

- Tourist licence: already approved and ready to exploit the growing tourist market.
- Current layout: The property is divided into two separate dwellings, maximising profitability with flexibility in use or rental.
- Spacious rooms: 4 bedrooms, 4 bathrooms, 2 fully equipped kitchens, 2 large living rooms, and a patio on the ground floor.
- Private terrace of 40 m²: ideal for enjoying the Malaga climate or as a communal area for guests.

The location is unbeatable, within walking distance of the main tourist attractions of Malaga: museums, bars, restaurants, Calle Larios, Muelle Uno and Malagueta Beach, all within easy walking distance. This guarantees high tourist occupancy all year round.

The neighbourhood is undergoing a major revitalisation, thanks to a 4.2 million euro urban regeneration plan. The project led by the City Council includes the renovation of streets, infrastructures and improvements in accessibility, with the aim of making it more attractive for pedestrians and investors.

In addition, the construction of a luxury hotel opposite Plaza de la Merced, promoted by Gerard Piqué, adds a new focus of tourist interest, which will increase property values in the area.

Additional advantages:

- High profitability potential: Divisible into several tourist flats.
- Environment in full development: Urban regeneration and new luxury projects just a few metres away.

A property ready to become a highly profitable real estate asset in the heart of Malaga, offering the perfect blend of modernity and tradition, with the added attraction of a privileged location.

If you are looking for a secure investment with growth prospects in the tourist market, don't miss this opportunity, contact us for more information and viewings!

In compliance with the decree of the Junta de Andalucía 218-2005 of October 11, clients are informed that notary, registration and I. T. P. expenses are not included in the price. We remind you that as a consumer you have the right to be informed and delivered the corresponding informative documentation, as the case may be, based on the provisions of Decree 218/05 of October 11 that regulates the Regulation of Consumer Information in the purchase -sale and rental of homes in Andalusia.

The information provided in this announcement is indicative, is not binding and has no contractual validity.









