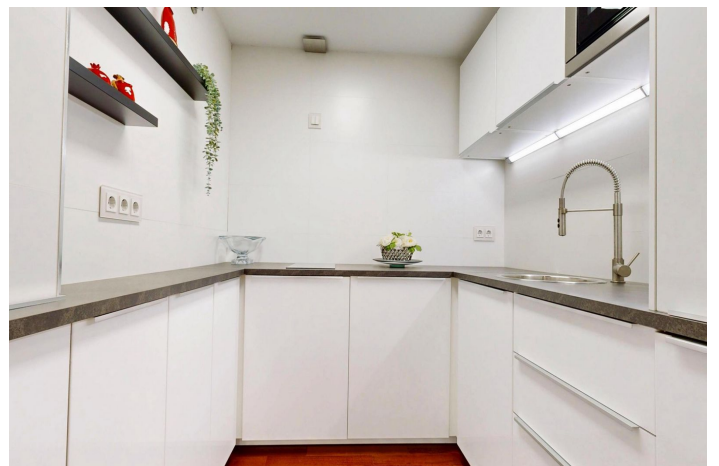




## Duplex for sale in Málaga (Municipality)

595,000 €

Reference: R5252722 Bedrooms: 1 Bathrooms: 2 Build Size: 77m<sup>2</sup>





## Costa del Sol, Málaga (town)

If you want your ideal home to be in a prime location, in an iconic building in the city of Málaga, this well-maintained gem housed in the Félix Sáenz Building is the one for you. It has these features and others that you will appreciate when you see it in person. This is how we can broadly describe this exclusive property that we are offering you, which we know is for discerning clients and we are sure will meet your expectations.

The property is a duplex flat, on the ground floor of which we find the main entrance, a separate fitted and equipped kitchen, and the hallway leading to the living room, with a built-in cupboard on the right under the stairs leading to the upper floor. In our cosy living room, decorated with modern and functional furniture, there is a full bathroom and another room that can be separated from the living room with a sliding door, giving you the option of converting it into a bedroom with a full bathroom for your convenience if you have guests staying over or simply need to rest on its comfortable sofa bed. The entire ground floor has wooden floors and central air conditioning. You will also enjoy a balcony overlooking Sebastián Souvirón Street and the surrounding area.

The elegant staircase leading to the upper floor connects directly to the living room, and we can go up to the attic bedroom with two windows at the top and a storage room, as well as a full bathroom with a shower. There is also a generous dressing room, and this room has split air conditioning and independent heating.

This iconic building has parking spaces available. If you are interested in purchasing one for your convenience, it is available as an option and separately from the purchase of the property, with a sale price of €60,000 (not included in the advertised price). The flat is sold furnished, except for some personal belongings and decorative items (please enquire).

Agency fees are included in the price. The costs of the sale are not included (fees, taxes, notary and land registry, I.T.P. and A.J.D., as well as any other costs inherent to the purchase according to current regulations).

If you would like to visit this gem of a property and see for yourself how special it is, please do not hesitate to contact us, we will be delighted to accompany you.



**Features:**

**Features**

- Lift
- Storage Room
- Wood Flooring

**Condition**

Good

**Utilities**

Drinkable Water

**Orientation**

North West

**Furniture**

Fully Furnished

**Climate Control**

- Air Conditioning
- Central Heating

**Kitchen**

Fully Fitted