



Appartement au rez-de-chaussée à vendre à Málaga (Municipality)

229 000 €

Référence: R5251012 Chambres: 2 Bain: 1 Construite: 61m²





Costa del Sol, Málaga (town)

We present a fantastic opportunity located in one of Málaga's most in-demand and fast-growing areas: El Molinillo – Capuchinos, just a few minutes' walk from the Historic Centre and surrounded by shops, services, and public transport.

Main Features • Built area: 61 m² • Price: €229,000 • Condition: To renovate • Building with lift • Exterior orientation – very bright

The property offers a comfortable and functional layout and is distributed as follows: ✓ Two spacious bedrooms ✓ One bathroom ✓ Living–dining room ✓ Independent kitchen

Thanks to its natural light, distribution, and potential, this apartment can easily be transformed into a modern home or a profitable investment project. 🏡 🏡

Renovation Potential & ROI Estimation 🏡 🏡

Estimated Renovation Cost (for a full modern refurbishment including kitchen, bathroom, installations, flooring and finishes of medium–high quality): • Renovation estimate: €750–€900/m² • Total estimated cost (61 m²): €45,000 – €55,000 🏡 🏡

Market Value Once Renovated Fully renovated apartments in the Capuchinos–Molinillo area currently sell between €3,800 and €4,500/m², depending on quality and natural light. • Estimated resale value once renovated: • 61 m² × €3,800/m² = €231,800 • 61 m² × €4,500/m² = €274,500 🏡 🏡

Estimated Value Increase Depending on the quality of the renovation: • Potential value increase: +€25,000 to +€45,000 • Excellent option for investors, first-time buyers, or rental investment given the strong demand in the area. 🏡 🏡

Why This Property Stands Out • High-growth neighbourhood • Strong demand for annual and mid-term rentals • Building with lift • Bright and well-distributed interior • Ideal to customise or create a value-add investment



Spécification:

Caractéristiques

Ascenseur
Près du transport

Paramètre

En bord de mer
Près du port
Proche des magasins
Près des écoles
Près de la ville