



# Appartement au dernier étage à vendre à Málaga (Municipality)

799 000 €

Référence: R5274223 Chambres: 4 Bain: 3 Construite: 172m<sup>2</sup>





## Costa del Sol, Málaga (town)

Discover your new home in the heart of Málaga!

We present this spectacular property located on the prestigious pedestrian street Sancha de Lara, in the very heart of Málaga's historic centre, just next to Calle Marqués de Larios.

This spacious and bright apartment is situated on the top floor of the building. With a south-facing orientation, it enjoys abundant natural light throughout the day. Its 172 m<sup>2</sup> of built area offer generous space, comfort and a versatile layout—ideal for enjoying the vibrant lifestyle of Málaga's city centre with complete convenience.

Inside, absolute tranquillity prevails thanks to its top-floor position and high-quality exterior carpentry with double glazing, ensuring excellent thermal and acoustic insulation.

The property features a large living-dining room of approximately 40 m<sup>2</sup>, perfect for entertaining family and guests. The master bedroom includes a walk-in wardrobe and an en-suite bathroom. In addition, there are two further bedrooms and a study that can easily be converted into a fourth bedroom, offering a total of 4 bedrooms and 3 bathrooms.

The kitchen is fully fitted and equipped with high-end appliances, complemented by a generous pantry and a separate laundry room. The property boasts cream-coloured porcelain stoneware flooring, integrated hot and cold air conditioning throughout, and two independent entrances: a main entrance and a service entrance.

Located on the top floor with lift access and presented in excellent condition, this property represents an outstanding opportunity both as a primary residence and as an investment.

It is particularly attractive for investors, as its 172 m<sup>2</sup> and the existence of two independent entrances allow for the possibility of subdivision into two spacious apartments, maximising profitability in one of the most sought-after areas of Málaga's historic centre.



## Spécification:

### Caractéristiques

Ascenseur  
Près du transport  
Double vitrage  
Wifi  
Buanderie  
Fibre optique

### Vues

Mer  
Rue  
Urban  
Port

### Cuisine

Entièrement équipée

### Orientation

Sud

### Paramètre

Zone commerciale  
En bord de mer  
Près du port  
Proche des magasins  
Près des écoles  
Près de la mer  
Ville  
Près de Marina  
Marina  
Port

### Services publics

Électricité  
Eau potable  
Téléphone

### Contrôle du climat

Climatisation  
Cold A / C  
A / C chaud

### Condition

Bien

### Catégorie

Investissement  
Luxe