

## Sols

La Trinidad



Chambres: 0  
Statut: Vente

Salles de bains: 1  
Type de propriété: Sols

M<sup>2</sup>: 38  
Référence: R4684210

Prix: 145 000 €  
Publish date: 29.03.24

Vue d'ensemble: Discover this exclusive investment opportunity in the emblematic Trinidad area, just a 4-minute walk from the vibrant heart of Malaga's Historic Center. Located in a modern three-story building constructed in 2009, this studio is waiting to be transformed by you. With its privileged west orientation and location on the first floor, accessible by elevator, this property offers the perfect canvas to create the home of your dreams or an attractive tourist accommodation. Upon entering the building, you will be welcomed by a spacious, landscaped lobby, a prelude to the tranquility and lifestyle that this space can offer after careful renovation. The studio is characterized by high ceilings of 2.8m, enhancing its sense of spaciousness and brightness. The large 26m<sup>2</sup> living room, crowned by an impressive window of 1.55m by 2.26m, offers a magnificent view of the street, along with a kitchen that, with your vision, can become a modern and fully integrated space. A 4m<sup>2</sup> bathroom and pre-installed air duct complete this space, providing you with the basic structure for renovation to your taste. This studio is strategically located close to essential services such as the DIA supermarket, Diocesano San Pablo School, and

San Pablo Parish, all less than a 4-minute walk away. In addition, El Corte Inglés is just an 11-minute walk away, expanding your shopping and leisure options. The area is surrounded by cafés, shops, and public services, ensuring that everything you need for a comfortable and fulfilling life is always within reach. This studio is not only ideal for those wishing to live close to Malaga's effervescent cultural and social life but also represents an excellent investment opportunity, thanks to the community's lack of restrictions on the use of tourist housing. This flexibility offers considerable potential for those interested in the vacation rental market. Seize the opportunity to acquire this studio with renovation potential, perfect for both personal use and investment. A true gem in the heart of Malaga, ready to be transformed according to your vision!

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Caractéristiques:

Ascenseur, Parking