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Locaux commerciaux

Málaga



Chambres: 2	Salles de bains: 2	M²: 131	Prix: 426 000 €
Statut: Vente	Type de propriété: Locaux commerciaux	Référence: R5193478	Publish date: 13.12.25

Vue d'ensemble:We present this building for sale, located in the emblematic neighborhood of La Victoria, just a few meters from Plaza de la Victoria, known as the "Garden of the Monkeys." It consists of two duplex apartments, both with direct access from the street. The first dwelling occupies the ground floor and the first floor. The second dwelling includes the staircase access on the ground and first floors, and the living areas on the second, third, and fourth floors. The first duplex is distributed as follows: living room, kitchen, and staircase leading to the first floor on the ground level; on the first floor there is a bedroom, bathroom, and hallway. It has a usable area of 41.30 m2 and a total built area of 47.35 m2. The second duplex includes a staircase on the ground and first floors; a living room with kitchen and staircase on the second floor; a bedroom, bathroom, and another staircase on the third floor; and a rooftop structure and solarium on the fourth floor. It has a total usable area of 47.85 m2 and a total built area of 83.35 m2. Both duplex apartments have independent street access. Each apartment has a fitted and equipped

kitchen, living-dining area, and a spacious bedroom with bathroom. One of the duplexes has access to the rooftop, where a small pool is planned. Finishes and features: porcelain stoneware floors with wood-look finish, double-glazed aluminum windows (Climalit), wooden doors, air conditioning, and smooth walls. The property has a tourist rental license and independent entrances. Proven rental income: 2023: €45,439 2024: €48,444 Do not hesitate to contact us to arrange a visit. In compliance with Decree 218/2005 of October 11 of the Andalusian Government, the client is informed that notary fees, registration costs, ITP (transfer tax), and other purchase-related expenses are NOT included in the price. Real estate agency fees ARE included in the price. The consumer has the right to be provided with a copy of the Abbreviated Information Document (DIA) for the property.

Caractéristiques:

Climatisation