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Terraced Townhouse

Málaga



Rooms: 2	Bathrooms: 1	M²: 90	Price: 299,000 €
Status: Sale	Property Type: Terraced Townhouse	Reference: R5008528	Publish date: 12.06.25

Overview:GREAT OPPORTUNITY FOR INVESTORS AND INDIVIDUALS! EXPANSION PROJECT IN THE HEART OF MALAGA This charming semi-detached house, located on the central Calle San Vicente Ferrer, is the perfect option for both investors and those looking to personalize their ideal home. The potential of this property is immense! Thanks to its strategic location, at street level, it is easy to process the tourist license, making it a unique opportunity for those who want to make their investment profitable with holiday rentals. In addition, its structure allows the possibility of building additional floors, further increasing its value and adapting it to your needs. This property currently has a constructed area of □□88 m², with the possibility of expansion up to 158 m², according to urban planning regulations (Classification CTP-1: PB + 1 with a maximum height of 7 m and buildability of 1.8 m²t/m²s). In its current state, the house has: - Two large bedrooms, designed to provide comfort and tranquility. - A complete, practical and functional bathroom. - Independent kitchen with access to a bright patio, ideal for enjoying

outdoor meals, relaxing or turning it into a small green space. The property is surrounded by a wide range of services: supermarkets, pharmacies, bars, restaurants and key points such as the Historic Center of Malaga 15 minutes walk away, 4 minutes by car to the El Corte Inglés shopping center. With a bus stop just two minutes walk away, and it is a 20-minute walk from the María Zambrano train station and approximately 25 minutes from Malaga Airport. In addition, in less than two years, the area will have a new metro line and a hospital under construction, which will increase its value and attractiveness. If you are looking for a home with renovation potential, ideal for creating a custom home or taking advantage of the high tourist demand in the area, this is the property you cannot miss. Come visit it and discover the endless possibilities it offers! Agency fees are included in the price of the property.

Features: