



## Middle Floor Apartment for sale in Málaga Centro, Málaga

435,000 €

Reference: R5256406 Bedrooms: 2 Bathrooms: 2 Build Size: 80m<sup>2</sup>





## Costa del Sol, Málaga Centro

We are offering this magnificent apartment with a Tourist License for sale. It is located at Avenida La Rosaleda 21, next to the river. The apartment is fully furnished and decorated with the latest trends. It is a first-floor apartment with a south-facing orientation, which provides plenty of natural light. The master suite is very spacious with a built-in wardrobe and a balcony overlooking the street. The second bedroom has two single beds (90 cm) and a built-in wardrobe. There are two bathrooms, one with a bathtub and the other with a shower. The separate kitchen is very spacious and includes a utility room with a washing machine and a natural gas water heater. Finally, the living-dining room is stylishly decorated and has a lovely glazed bay window. The apartment has central air conditioning with a heat pump in all rooms. A parking space in the same building is included. The monthly community fees are €57 (plus 20% for tourist accommodation), and the annual property tax (IBI) is €324.



## Features:

|                      |                            |                        |
|----------------------|----------------------------|------------------------|
| <b>Features</b>      | <b>Orientation</b>         | <b>Climate Control</b> |
| Lift                 | South                      | Air Conditioning       |
| Near Transport       |                            | Cold A/C               |
| Ensuite Bathroom     |                            | Hot A/C                |
| Fitted Wardrobes     |                            |                        |
| Utility Room         |                            |                        |
| Near Church          |                            |                        |
| Fiber Optic          |                            |                        |
| <b>Views</b>         | <b>Setting</b>             | <b>Condition</b>       |
| Urban                | Close To Shops             | Good                   |
| Street               | Close To Schools           | Recently Renovated     |
|                      | Town                       |                        |
| <b>Furniture</b>     | <b>Kitchen</b>             | <b>Security</b>        |
| Fully Furnished      | Fully Fitted               | Gated Complex          |
|                      |                            | Entry Phone            |
| <b>Parking</b>       | <b>Utilities</b>           | <b>Category</b>        |
| Underground          | Electricity                | Resale                 |
| Private              | Drinkable Water            |                        |
|                      | Gas                        |                        |
| <b>Energy Rating</b> | <b>CO2 Emission Rating</b> |                        |
| E                    | D                          |                        |