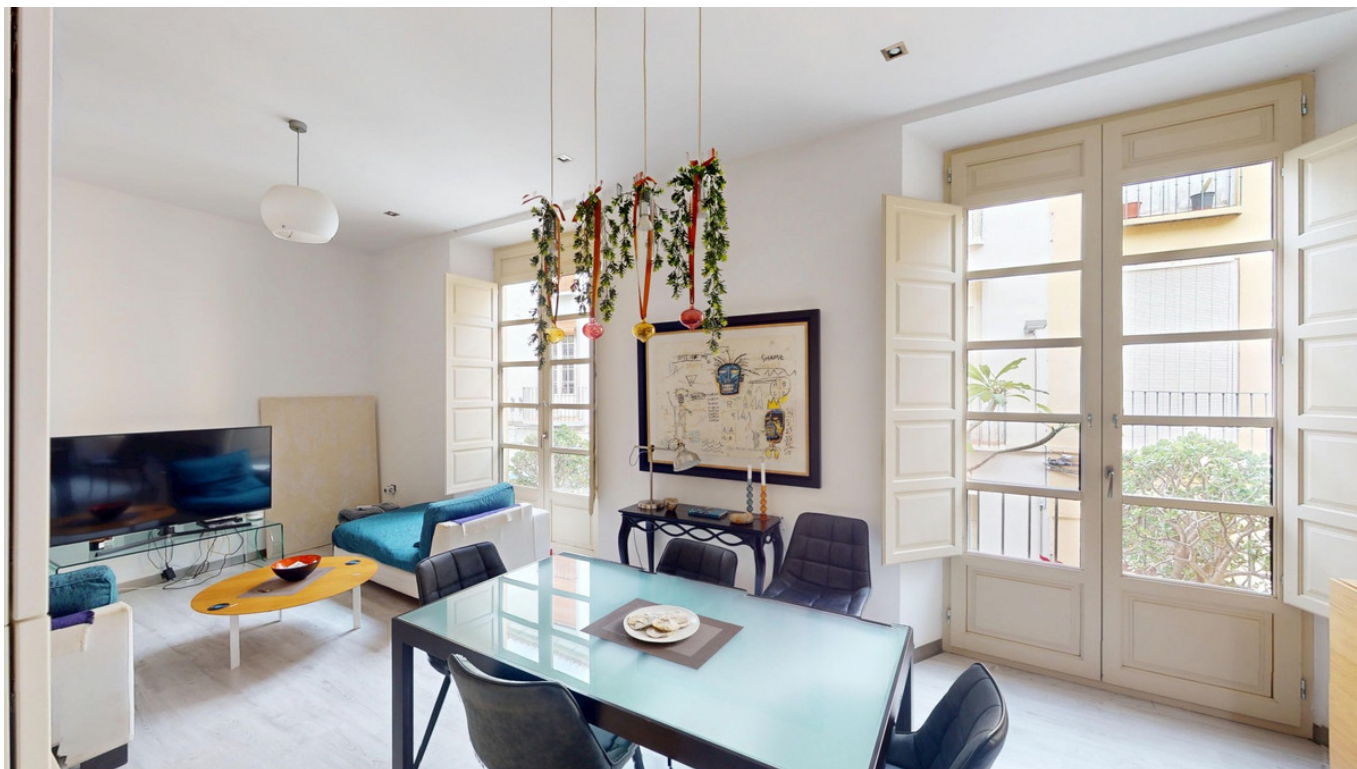


## Townhouse for sale in Malaga, Costa del Sol

2 Bedrooms | 3 Bathrooms | 330 m<sup>2</sup> Interior | 330 m<sup>2</sup> Plot  
€ 437 IBI



### Property Description

In the very heart of Málaga, just steps from the emblematic Plaza de la Merced, this exceptional four-storey townhouse with solarium offers 330 m<sup>2</sup> of built space and an extraordinary level of versatility in one of the city's most sought-after locations. The ground floor is currently arranged as an office-style space, but its true value lies in its flexibility. It can easily be transformed into a generous living area, a private office, a gym, a garage, or a combination of uses, adapting perfectly to both residential and mixed lifestyle needs. The second floor forms the social heart of the home, featuring an industrial-style kitchen that flows seamlessly into the living and dining areas. On this level there is also a separate space, currently used as a chill-out area, with access to a small terrace, as well as a convenient guest toilet. The third floor is dedicated to the main suite, offering a spacious bedroom, a large walk-in wardrobe and an elegant en-suite bathroom. From here, there is direct access to a well-sized private terrace, ideal for enjoying Málaga's climate in total privacy. On the fourth floor, a second bedroom with en-suite bathroom and ample wardrobe space provides comfort and independence. This level also offers the possibility of enlarging the space thanks to the mansard-style roof, adding further potential to an already impressive home. Crowning the property is a spectacular solarium with open city and mountain views. This rooftop space includes a covered area with a well-equipped kitchen, making it perfect for entertaining, relaxing or enjoying sunsets over Málaga. The house is prepared for the installation of a lift, with the built shaft already in place, and features air conditioning in every room, ensuring comfort throughout the year. A unique property combining space, character and potential in a prime central location, ideal as a distinctive private residence or a high-value investment in Málaga city centre. We are pleased to be able to

present this dream property to you soon, either personally or via virtual viewing. Because this world is unique - just like our Axarquía. In Andalusia. On the Costa del Sol. Here, on the sunny side of life...