

## Townhouse for sale in Malaga, Costa del Sol

24 Bedrooms | 23 Bathrooms | 1028 m<sup>2</sup> Interior | 2,811 m<sup>2</sup> Plot | Pool Yes |



### Property Description

This is a rare opportunity to acquire a high-potential investment property set on a 2,800 m<sup>2</sup> plot with an existing building of approximately 1,020 m<sup>2</sup>, strategically located near Málaga Airport, IKEA, Plaza Mayor shopping centre, and the upcoming Santa Tecla development area.

The property comprises 22 studio apartments and one 2-bedroom apartment, along with storage and garage areas, multiple parking spaces (including covered), a pergola, a sauna house, and a former swimming pool area. Each studio includes a kitchenette, private bathroom, and terrace, with most units already equipped with air conditioning. The main apartment features two terraces, a living area, kitchen, and two bedrooms.

Built between 1968 and 1970, the building requires renovation, offering excellent value-add potential. It is currently partially rented, providing immediate income while allowing for repositioning. There is no horizontal division in place, and both the energy certificate and ITE are available.

The property is surrounded by beautiful natural surroundings, offering a peaceful and private setting, rare for such a well-connected and central location.

The location is a key highlight, just 1 km from Plaza Mayor (train and shopping centre), 2 km from the beach and golf courses, and within walking distance to shops and public transport, with

excellent motorway access.

The property also benefits from the nearby Rojas-Santa Tecla macro-development, which will significantly enhance the area's value and demand. Under UAS-2 planning regulations, there may be potential to increase buildability (subject to verification).

Overall, this is an ideal opportunity for investors seeking a project with rental income, renovation upside, and long-term growth in one of Málaga's fastest-developing areas.

Contact us for more information or to arrange a viewing.