



# Middle Floor Apartment for sale in Málaga, Málaga

435,000 €

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





## Costa del Sol, Málaga

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:

### Features

Lift  
Near Transport  
Ensuite Bathroom  
Fitted Wardrobes  
Utility Room  
Near Church  
Fiber Optic

### Views

Urban  
Street

### Furniture

Fully Furnished

### Parking

Underground  
Private

### Energy Rating

E

### Orientation

South

### Setting

Close To Shops  
Close To Schools  
Town

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water  
Gas

### CO2 Emission Rating

D

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Good  
Recently Renovated

### Security

Gated Complex  
Entry Phone

### Category

Resale