

## Apartment for sale in Pedregalejo, Málaga Ciudad

3 Bedrooms | 2 Bathrooms | 91 m<sup>2</sup> Interior | 6 m<sup>2</sup> Terraces | **Garage** Yes  
€ 356 IBI | € 1,020 Community fees



### Property Description

Discover this spacious 3-bedroom apartment with a private terrace in an unbeatable location in Málaga. Situated in Pedregalejo, one of the most charming neighborhoods in the city, it offers a serene atmosphere just steps from the sea. This is the perfect space to renovate and turn into the home you've always dreamed of. With a bit of creativity, this apartment can transform into your dream home or an incredible investment. Picture every detail, every corner filled with life, becoming the cozy retreat you've always desired!

#### Main features:

Private terrace: A 14m<sup>2</sup> living room with access to a 6m<sup>2</sup> terrace, ideal for enjoying the outdoors, relaxing with friends, or simply soaking up Málaga's year-round great weather. Imagine your mornings sipping coffee in the sun, or evenings watching the sunset in the tranquility of your home.

**Bright bedrooms:** 3 bedrooms filled with natural light, perfect for rest and with enough space for additional storage or decorating to your liking. Each room is a blank canvas where you can create the perfect atmosphere to relax and unwind.

**Full bathroom:** In need of modernization but with great potential to become a modern and functional space aligned with current trends. Imagine a renovated, comfortable bathroom with all the details you've ever wanted.

**Independent kitchen:** A 9m<sup>2</sup> kitchen with access to a 3m<sup>2</sup> laundry room and a 2m<sup>2</sup> toilet, offering many possibilities to create a functional and cozy space.

**Orientation and natural light:** Southwest orientation provides abundant natural light throughout the day, creating a warm and inviting atmosphere in every corner of the home.

**Customizable layout:** Some walls can be moved to expand the space, allowing for a more open and personalized layout. Every inch of this apartment can be transformed to reflect your style and personality, creating a unique and welcoming home.

**Additional details:**

**Prime location:** Situated in Pedregalejo, one of Málaga's most iconic areas, this coastal neighborhood stands out for its beaches, promenade with restaurants and bars, and relaxed atmosphere. Perfect for those seeking quality of life close to both the city center and the coast.

**Gated community with parking:** Located in a gated complex with parking spaces available, where you can always find a spot for your car. The convenience of always having parking makes life much simpler and stress-free.

**First floor without elevator:** Located on the first floor of a building without an elevator, with only two neighbors per floor, ensuring greater privacy and tranquility.

**Community rooftop:** The building features a communal rooftop where you can enjoy city views, dry clothes, or simply make use of the additional outdoor space to relax. The rooftop is the perfect place to unwind, breathe fresh air, and take in Málaga's views.

**Nearby services:** Close to supermarkets, schools, public transportation, and green areas. Mercadona is just a 5-minute walk away. The Diocesan School La Presentación and the David Lloyd Málaga gym are also nearby, offering convenience and a high quality of life.

Community fees are €85 per month, and property tax (IBI) is €356 per year.

**Great investment opportunity:** Perfect for long-term rental or converting into a home. Its location is ideal for both residents and investors. The potential with a quality renovation is enormous!

If you're looking to design and create your own space, this apartment is for you. Don't miss this opportunity in Málaga! Contact us for more information or to schedule a viewing.

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