

## 1 soverom Grottehuset til salgs i Málaga, Málaga

150.000€

SelectionMed presents an excellent investment opportunity in one of Malaga's largest expansion areas.

Located in a consolidated neighborhood, with all services a few minutes and excellent communications, this property is less than a 10-minute walk from Huelin Beach and right in front of the metro stop, ensuring a quick and comfortable connection with the city centre and the rest of Malaga.

The property currently has 41 m2 built and requires integral reform, making it a perfect base to develop a fully customized project.

One of its greatest attractions is its great potential for expansion, since, according to urban regulations, there is the possibility to build up to two additional plants on the current building (in the photos you see a possible rendering, but currently the final project is in the study phase). This would allow to develop a modern housing of several heights, with options such as terrace or solarium, significantly increasing its value.

Main features:

41 m2 built

Independent villa

Necessary comprehensive reform

Possibility of expansion up to two more plants

Ideal as custom housing or investment project

Area with high residential demand

 1 soverom

Amenities near

Close to sea / beach

Close to schools

 1 baderom

Transport near

Close to shops

Close to restaurants

 41m<sup>2</sup> Bygg størrelse

Close to children playground

Close to port

City views