














# Apartment Complex in Capuchinos

Capuchinos

€ 1.300.000

	Estate type:	commercial		Area:	420 m2
	Terrace:	0 m2		Number of bathrooms:	5
	Number of bedrooms:	7		Garage:	Yes
	Pool:	Yes		Plot:	—
	Air conditioning:	No		Television:	No
	Close to golf courses:	No		Wi-Fi:	No

### Investment Opportunity in the Heart of Málaga

Residential building with ground floor + 4 upper levels, located in one of the city's most promising areas. It consists of 6 apartments (2 per floor) and a ground-floor commercial unit of 67 m<sup>2</sup> built, for a total of approximately 420 m<sup>2</sup> built. The property features an elevator and communal rooftop terrace.

The apartments range from 56 m<sup>2</sup> to 62 m<sup>2</sup> built (35 m<sup>2</sup> to 44 m<sup>2</sup> usable), with one unit including a mezzanine and additional bedrooms. The commercial unit offers great potential to be converted into a 2-bedroom apartment or a communal space for a coliving model.

Prime location: just a few minutes' walk from Málaga's historic centre, the University of Málaga, and the Civil Hospital. This is a high-demand rental area for both long-term and short-term stays—perfect for repositioning as residential, tourist accommodation, or optimized coliving with 7 or 8 units.

The project includes a full refurbishment of the building, optimizing the 6 existing apartments, carrying out the change of use of the commercial unit, and renovating all communal areas—without the need for major structural work.

Expected completion: end of 2025, with the asset delivered fully finished, all apartments ready to move into, and all installations compliant with current building regulations.

Turnkey price: €1,800,000

Price without renovation: €1,300,000

A solid investment in an area undergoing significant urban regeneration, with high potential for capital appreciation and multiple exploitation options.



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