













## Apartment Complex in Capuchinos

Capuchinos

€ 1.700.000

 Estate type:	<b>commercial</b>	 Area:	<b>420 m2</b>
 Terrace:	<b>0 m2</b>	 Number of bathrooms:	<b>9</b>
 Number of bedrooms:	<b>10</b>	 Garage:	<b>Yes</b>
 Pool:	<b>Yes</b>	 Plot:	<b>—</b>
 Air conditioning:	<b>No</b>	 Television:	<b>No</b>
 Close to golf courses:	<b>No</b>	 Wi-Fi:	<b>No</b>

## 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.



**Katarzyna  
Zielińska**

*Real Estate Advisor*

[kate@dreamproperty.es](mailto:kate@dreamproperty.es)  
+34 607 58 84 31



**Tatiana Pekala**  
*Founder & CEO*

[tatiana@dreamproperty.es](mailto:tatiana@dreamproperty.es)  
+34 699 15 88 77



**Klaudia Rakoczy**  
*Real Estate Advisor*

[info@dreamproperty.es](mailto:info@dreamproperty.es)  
+34 673 73 42 11



**Kasia Kołodziejska**  
*Real Estate Advisor*

[kasia@dreamproperty.es](mailto:kasia@dreamproperty.es)  
+34 663 53 33 99

