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LW
Estates

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Commercial in Capuchinos

Reference: R5135335



Bedrooms: 7

Bathrooms: 5

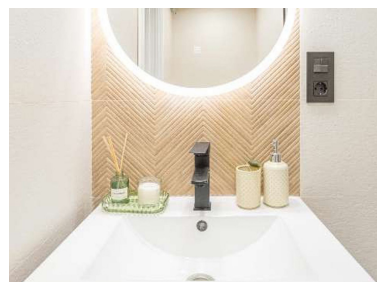
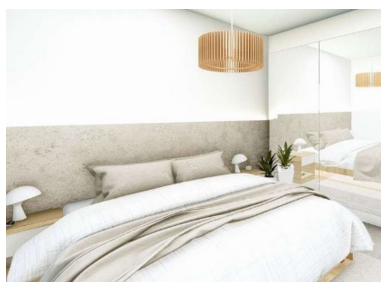
M²: 420

Price: 1,300,000 €

Status: Sale

Property Type: Commercial Parking places: by request

Printing day : 19th
September 2025



Overview: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 m² built, for a total of approximately 420 m² built. The property features an elevator and communal rooftop terrace. The apartments range from 56 m² to 62 m² built (35 m² to 44 m² 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.

Features:

None, Investment, Resale