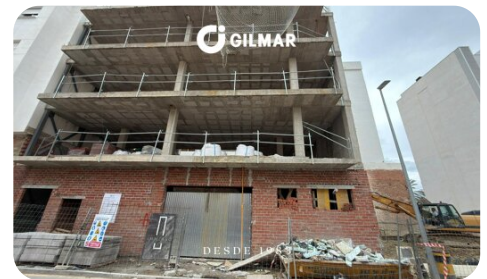


Residential building for sale in Cruz de Humilladero - Málaga

Cruz de Humilladero, Málaga

Reference: 226101



1,350,000 €

1,364 €/m²



990 m²

Description

Gilmar Consulting Inmobiliario is selling a residential building currently under construction in the Santa Cristina area. It is situated next to the well-known Avenida Ortega y Gasset, along a central stretch of this major Málaga thoroughfare. The property's location is particularly attractive due to its excellent connections to key points across the city. It is close to the Barbarela metro station and halfway between the city center and the Málaga Trade Fair and Congress Center, making the area highly convenient for both residential living and real estate investment. The neighborhood is characterized by a quiet, established residential atmosphere, complete with a full range of services, shops, and

schools, as well as excellent transport links. All of this creates a pleasant, healthy, and relaxed environment that offers an appealing blend of convenience, accessibility, and quality of life.

The building has a total constructed area of approximately 990 square meters and is distributed across several floors, forming a highly attractive residential project.

The ground floor is primarily dedicated to the building's auxiliary and service areas. It houses seven parking spaces and seven storage units, adding significant value to the residences.

Description

Additionally, this floor includes a street-level commercial unit, expanding the development's potential for use and investment.

The first floor comprises two residential units, both featuring two bedrooms and two bathrooms, as well as their own terraces. Each unit has a constructed area of approximately 80 m², offering comfortable, functional spaces that are particularly appealing to today's residential market.

The second floor, featuring a layout similar to the one below, houses two more residential units—each with two bedrooms, two bathrooms, and a terrace—again with a constructed area of approximately 80 m² per unit.

The third floor features a particularly interesting layout. On one side, there is a unit with two bedrooms, two bathrooms, and a terrace. On the other, there is an attractive duplex penthouse unit featuring three bedrooms and spacious outdoor areas, making it one of the building's most distinctive residences. Part of this top floor will also be dedicated to a pleasant communal rooftop area, designed as an additional space for residents to enjoy and one that adds distinctive value to the development.

In total, the project will feature: - Six residential units - One commercial unit - Seven parking spaces - Seven storage units - Communal rooftop area -

Building equipped with an elevator

It is important to note that the building is currently under construction and holds all necessary licenses and permits. Furthermore, the sale price will be subject to review as construction progresses, since the building's increasing level of completion entails a progressive reduction in risk and the outstanding investment required from the future buyer.

This represents an excellent opportunity for developers, investors, or industry professionals looking to acquire a newly built residential building in an established, well-connected area of Málaga.

The asset offers various exploitation options, ranging from the individual sale of the residential and commercial units to end-users, to a long-term rental strategy. This allows for attractive returns, driven by the diversity of units and the city's growing demand for housing.

GILMAR is a renowned real estate company that has been helping clients find their dream homes since 1983. With extensive experience in the real estate market, GILMAR has earned the trust of its clients thanks to its professionalism and excellence in service. If you are interested in obtaining more information about this property, do not hesitate to contact our team at the Málaga office, located at Calle Cortina del Muelle 13, or call 951 23 33 33. We will be happy to assist you.

Location and points of interest



The property location is approximate. Contact us for more information.