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MÁLAGA

1,649,000 €

REFERENCE R4656931

# An Unrivaled Investment Opportunity: A Prestigious Building in the Heart of Málaga's Vibrant Urban Core

| 6 | 6 | 527 m² | 195 m² | 150 m² |
|---|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | PLOT | TERRACE |













# Description

Luxury Realty proudly presents an extraordinary offering – a complete, strategically positioned building nestled in the thriving epicentre of Málaga, a jewel of Southern Spain. This distinguished property transcends the ordinary, representing not merely real estate, but a rare canvas for visionary investors and discerning individuals seeking to cultivate a bespoke legacy within one of Europe's most captivating and rapidly expanding cities. Far beyond a simple structure, this is an invitation to command a significant architectural presence in a locale synonymous with cultural richness, economic dynamism, and an unparalleled quality of life.

Málaga, often lauded as the "Capital of the Costa del Sol," has cemented its status as a premier destination, skillfully blending its ancient Phoenician roots with a forward-thinking, cosmopolitan flair. Situated on the sun-drenched shores of Southern Spain, the city boasts an average of 300 days of sunshine annually, a vibrant culinary scene, world-class museums such and the Picasso Museum and Centre Pompidou Málaga, and an historic old town teeming with charm. Its strategic port, international airport, and burgeoning tech hub have transformed it into a magnet for international investment and tourism. This property capitalises on Málaga's irresistible allure, placing its future owner at the very pulse of this vibrant metropolis.

The building's location is, quite simply, peerless. Positioned in a highly coveted area adjacent to the iconic El Corte Inglés department store, it offers immediate access to an extensive array of premium services, upscale boutiques, gourmet dining establishments, and essential amenities. A leisurely stroll of less than ten minutes transports you directly into the enchanting labyrinthine streets of Málaga's historic old town, where centuries of history meet contemporary vibrancy. This prime address ensures not only convenience but also an inherent value appreciation, cementing its status as a truly strategic asset in any portfolio. Imagine the prestige of owning an entire building within such an esteemed and bustling locale, offering immediate connections to both commercial prowess and cultural immersion.

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## A Vision of Versatility: Unlocking Multifaceted Potential

This magnificent property offers unparalleled flexibility, presenting a myriad of avenues for shrewd investment or the creation of an expansive, exclusive private residence. Its inherent design lends itself perfectly to transformation into a high-yield boutique hotel or a collection of luxury tourist apartments, capitalizing on Málaga's booming tourism sector and year-round visitor appeal. Envision a meticulously curated establishment designed to cater to a discerning clientele, offering an authentic Málaga experience steeped in comfort and elegance. The potential for substantial rental yields and capital growth in this vibrant market is profoundly compelling, positioning this building as a cornerstone for a robust investment strategy.

Alternatively, for those who envision a grand urban estate, this building provides the rare opportunity to craft an expansive private residence spanning multiple floors, offering generous living spaces in the city centre – a true luxury. The existing structure allows for the seamless division into up to six independent, sophisticated apartments, each capable of being tailored to exceptional standards of design and comfort. Furthermore, the valuable provision for private parking, a significant advantage in any city centre, adds an invaluable layer of convenience and exclusivity for residents or guests. This adaptability makes it a truly unique proposition, whether for commercial enterprise or a singular private domain.

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## Architectural Grandeur and Bespoke Design Possibilities

The building's thoughtful layout begins on the ground floor, which presents a dual-purpose opportunity. It can be meticulously designed as a high-visibility commercial premises, perfect for a chic retail outlet, an exclusive gallery, or an elegant restaurant, drawing in the considerable footfall of the surrounding upscale district. Alternatively, this level can be transformed into a luxurious ground-floor residence, offering direct access to an exceptional urban oasis. This unparalleled feature is an expansive private backyard, stretching over 100 square meters. This substantial outdoor space offers incredible versatility: it could serve as secure private parking, a serene landscaped garden retreat, or an exquisite al-fresco dining terrace for a commercial establishment, providing an invaluable extension of the interior space.

Ascending through the building, the first, second, and third floors each offer the distinct possibility of hosting two impeccably designed luxury apartments. These levels can be configured to maximise natural light and urban views, creating refined living environments characterized by spacious layouts, high ceilings, and premium finishes. Imagine bespoke kitchens, spa-like

bathrooms, and living areas designed for both elegant entertaining and tranquil relaxation. The inherent flexibility allows for open-plan contemporary living or more traditional, defined spaces, all crafted to the highest specifications commensurate with a Luxury Realty acquisition. Each apartment promises a sanctuary of sophistication within the vibrant city.

Crowning this magnificent structure is an expansive solarium terrace – a truly exceptional feature that elevates this property to a league of its own. This exclusive rooftop sanctuary offers breathtaking, uninterrupted panoramic views across the sprawling cityscape of Málaga, extending towards the azure Mediterranean Sea and the distant mountains. This elevated space is ripe for transformation into a bespoke recreation area, whether it be a shimmering private infinity pool, a sophisticated rooftop lounge and bar, a tranquil yoga deck, or an exclusive residents' gym. The potential to create an unparalleled leisure and entertaining space, offering an escape from the urban bustle while remaining utterly immersed in its beauty, is limited only by imagination. This rooftop gem promises an extraordinary lifestyle experience or a unique selling point for any luxury accommodation venture.

### Seize a Singular Opportunity with Luxury Realty

This is more than a building; it is a strategic asset, a rare offering that embodies the pinnacle of urban living and investment potential in one of Spain's most dynamic cities. The combination of its complete structure, unparalleled central location in Málaga (Southern Spain), and vast potential for customisation makes it an exceptionally desirable property for discerning investors and affluent individuals alike. Luxury Realty invites you to explore the boundless opportunities this prime building presents. Do not let this chance slip away to acquire a landmark property in the heart of Málaga, poised for remarkable returns and offering an unmatched lifestyle.

Contact Luxury Realty today to schedule a private viewing and unlock the full potential of this extraordinary investment. Your vision for a prestigious presence in Málaga awaits.

## Details

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|---|---|---|---|
| Reference | R4656931 | Property Type | Villa |
| Status | Sale | Price | 1,649,000 € |
| Bedrooms | 6 | Bathrooms | 6 |
| Build size | 527 m² | Plot Size | 195 m² |
| Terrace | 150 m² | Parking places | by request |

## Features

## Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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