

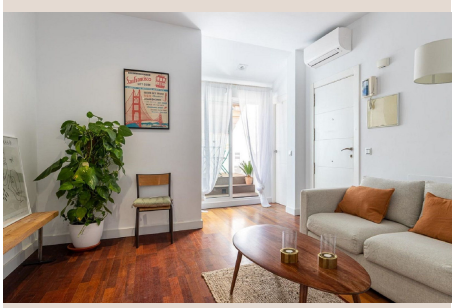
MÁLAGA CENTRO

415,000 €

REFERENCE R4794400

An Exceptional Investment Opportunity: Premier Top Floor Apartment in Málaga's Historic Centre with Tourist Licence

1	1	46 m²
BEDROOMS	BATHROOMS	BUILT













Description

Nestled in the pulsating heart of Málaga's coveted Historic Centre, this exquisite top-floor apartment represents a truly unparalleled offering for the discerning investor or individual seeking a luxurious pied-à-terre in Southern Spain. Proudly presented by Luxury Realty, this property combines prime location with sophisticated design and an invaluable asset: a coveted tourist licence, ensuring immediate and substantial rental income potential. Situated in one of the most vibrant and culturally rich cities on the Costa del Sol, this residence offers an enviable lifestyle amidst history, gastronomy, and contemporary urban living.

Unrivalled Location: Málaga Historic Centre

The location of this apartment is, without doubt, its most compelling feature. The Historic Centre of Málaga is a UNESCO World Heritage Tentative Site, a captivating labyrinth of ancient streets, majestic cathedrals, and lively plazas. Living here means having the city's finest attractions literally on your doorstep. Imagine waking up to the gentle hum of a city steeped in history, stepping out to explore the Alcazaba, the Roman Theatre, the Picasso Museum, or the bustling Atarazanas Market, all within a short stroll. This is not just a home; it's a gateway to an authentic Andalusian experience, offering immediate access to world-class dining, boutique shopping, and a vibrant cultural scene that pulses year-round.

Málaga, often hailed as the "Capital of the Costa del Sol," has undergone a remarkable transformation in recent years, evolving into a sophisticated metropolis that perfectly blends its ancient roots with modern dynamism. Its strategic position in Southern Spain provides excellent connectivity, with Málaga-Costa del Sol Airport (AGP) just a short drive away, offering international links. The city's golden beaches are also easily accessible, providing the perfect contrast to urban exploration. This unique blend of culture, convenience, and coastal charm makes the Historic Centre an extraordinarily desirable address.

The Apartment: A Sanctuary Above the City

Perched on the top floor, this meticulously renovated apartment spans a comfortable 46 m² and is designed to maximise light, space, and comfort. Its elevated position offers a sense of privacy and tranquility, a rare commodity in such a central location. The recently completed renovation has transformed this space into a beacon of modern elegance, boasting excellent condition and a contemporary aesthetic that appeals to both residents and holidaymakers. Every detail has been thoughtfully considered, from the choice of materials to the efficient layout, creating an inviting and functional living environment.

The apartment features a well-appointed bedroom, offering a serene retreat after a day of city exploration, complemented by a stylish and fully equipped bathroom. The compact yet intelligently designed layout ensures that every square meter is utilised to its full potential, providing a sense of spaciousness that belies its dimensions. This turnkey property is ready for immediate occupancy or rental, requiring no further investment in refurbishment, making it an ideal choice for a seamless acquisition.

Exquisite Features & Modern Comforts

Luxury and convenience are paramount in this residence. The apartment is equipped with state-of-the-art climate control, featuring efficient air conditioning, ensuring optimal comfort throughout Málaga's warm summers and mild winters. Accessibility is a key advantage, with a modern lift providing effortless access to this top-floor abode, a highly valued feature in historic buildings. Storage is elegantly addressed with thoughtfully designed fitted wardrobes, offering ample space while maintaining the apartment's sleek lines.

Furthermore, the property benefits from double glazing, a crucial addition that enhances energy efficiency by insulating against temperature fluctuations and, perhaps more importantly in a city centre, significantly reduces ambient noise, providing a peaceful sanctuary from the urban hustle. Connectivity is superb, with excellent proximity to various transport links, including bus routes and the train station, facilitating easy exploration of Málaga and beyond. These features collectively contribute to a living experience defined by ease, comfort, and modern sophistication.

The Allure of the Private Terrace

A standout feature that elevates this apartment above others in the Historic Centre is its private terrace. This exclusive outdoor space provides a personal oasis for relaxation, dining al fresco, or simply enjoying the sun-drenched Andalusian climate. It's a rare and highly sought-after amenity in urban settings, offering an intimate connection with the city skyline and potentially charming views over the rooftops of Málaga. Imagine sipping your morning coffee or unwinding with an evening drink on your private terrace, experiencing the vibrant energy of the city while maintaining a sense of secluded luxury. This outdoor haven significantly enhances the property's appeal, both for personal enjoyment and its rental market value.

Investment Opportunity Par Excellence

Categorised specifically as an outstanding investment, this property truly shines due to its highly desirable tourist licence. In a city like Málaga, where tourism continues to boom and demand for short-term holiday rentals is exceptionally high, possessing a valid tourist licence is a golden asset. It immediately qualifies the apartment for legal and profitable short-term rentals, eliminating bureaucratic hurdles and ensuring a swift return on investment. The property's prime location in the Historic Centre guarantees high occupancy rates and premium rental yields, making it an incredibly attractive proposition for those looking to capitalise on Málaga's thriving tourism sector.

The "reduced" category further underscores this property as an exceptional value proposition. While Luxury Realty focuses on premium assets, an astutely priced gem like this, combined with its renovation, features, and especially its tourist licence, represents a strategic acquisition. It's not merely an apartment; it's a fully operational business opportunity within a highly liquid market, poised to generate substantial passive income from day one. For a discerning investor, this combination of factors creates a compelling and virtually irresistible package.

Luxury Living, Unmatched Convenience

This magnificent top-floor apartment offers more than just a place to live; it offers a lifestyle of unparalleled convenience and luxury in one of Southern Spain's most dynamic cities. With its fully fitted kitchen, ready for culinary explorations, and its proximity to everything Málaga has to offer, from the pristine beaches of the Costa del Sol to the rich cultural tapestry of its historic core, every desire is within easy reach. Whether as a personal retreat, a permanent residence, or a highly profitable rental venture, this property caters to a myriad of sophisticated needs.

Luxury Realty is proud to present this extraordinary offering. Opportunities to acquire such a complete package – prime location, recent renovation, luxurious features, and a fully functional tourist licence – are exceptionally rare in Málaga's fiercely competitive market. We invite you to experience the allure of this remarkable property and envision the sophisticated lifestyle and robust investment returns it promises.

Details

Reference	R4794400	Property Type	Penthouse
Status	Sale	Price	415,000 €
Bedrooms	1	Bathrooms	1
Build size	46 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Air conditioning, Lift, Investment