

MÁLAGA

1,100,000 €

REFERENCE R4846426

An Unparalleled Investment Opportunity: A Multifaceted Property in Málaga's Prestigious El Limonar

6	3	347 m²
BEDROOMS	BATHROOMS	BUILT













Description

Welcome to a truly extraordinary offering from Luxury Realty, nestled in the heart of Málaga, a jewel of Southern Spain renowned for its vibrant culture, exquisite gastronomy, and stunning Mediterranean coastline. This exclusive residential building, located in one of the city's most coveted and tranquil enclaves – the prestigious El Limonar – presents an unparalleled opportunity for the discerning investor or homeowner seeking to create a bespoke legacy.

El Limonar is synonymous with luxury and prestige in Málaga, where historic charm meets modern sophistication. Characterized by stately homes, lush greenery, and serene exclusivity, it is surrounded by high-end developments and offers an array of premium services: gourmet restaurants, boutique shops, international schools, and world-class sporting facilities. Proximity to the sparkling beaches of the Costa del Sol and effortless access to the bustling city center positions this property at the epicenter of Málaga’s allure.

A Canvas of Potential: Versatility Redefined

This magnificent property, boasting a constructed area of 300 square meters distributed across three levels, is more than just a building; it’s a canvas for limitless possibilities. Built in 1990, its solid construction provides a robust foundation for visionary transformation. Currently configured with two independent apartments and an established ground-floor commercial space (previously a restaurant), the building's inherent versatility is its most compelling asset.

Unlocking Diverse Investment Avenues:

- **Exclusive Private Residence:** Envision transforming this expansive structure into a grand, singular family home. Design bespoke interiors, spacious living areas, private terraces, and a rooftop retreat to enjoy Málaga's glorious climate. Craft a luxurious, private sanctuary in a prime urban setting.

- **Boutique Hotel or Hospitality Venture:** Capitalize on Málaga's booming tourism. Convert this property into an exquisite boutique hotel or high-end hospitality establishment. The existing restaurant space is ideal for gourmet dining, while upper floors can be redesigned into luxurious suites, offering comfort and sophistication.

- **High-Yield Vacation Rentals:** With two existing apartments, there's immense potential for premium vacation rentals. Málaga's consistent appeal ensures high occupancy and attractive returns. Thoughtful renovation transforms these units into highly desirable short-term accommodations, perfect for exploring Málaga's rich culture and leisure.

Strategic Location & Unmatched Connectivity

Beyond its intrinsic potential, the property's location ensures unmatched convenience. Perfectly connected to major highways, it offers swift access to Málaga-Costa del Sol Airport (AGP). Excellent public transportation links provide seamless access to the historic city center, its attractions (Picasso Museum, Alcazaba, Roman Theatre), and Málaga’s famous golden beaches, such as Playa de La Malagueta. This strategic positioning guarantees urban living without sacrificing tranquility.

An Investment in Future Value

While the property currently requires renovation, this presents a unique advantage: the freedom to personalize every detail and enhance its value significantly. The opportunity to modernize and adapt the structure to contemporary standards allows for the creation of a truly unique asset. Málaga's robust property market, driven by sustained economic growth and international interest, ensures an investment in such a prime location is poised for substantial appreciation.

Luxury Realty assures you that this property complies with the stringent regulations outlined in the RD of the Junta de Andalucía 218/2005 of October 11, ensuring a transparent and legally sound acquisition process. Furthermore, we are pleased to confirm that there are no real estate brokerage fees additional to the sale price, providing a direct financial benefit to the buyer.

This is more than just a property; it’s an invitation to invest in a lifestyle, a vision, and a future in one of Spain’s most dynamic and beautiful cities. Do not let this exceptional opportunity in El Limonar, Málaga, slip away. Contact Luxury Realty today to discover how this versatile building can become your next successful venture or exquisite new home.

Details

Reference	R4846426	Property Type	Villa
Status	Sale	Price	1,100,000 €
Bedrooms	6	Bathrooms	3
Build size	347 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Mountain views, Parking, Holiday Home, Investment, Resale