

MÁLAGA

3,800,000 €

REFERENCE R4853980

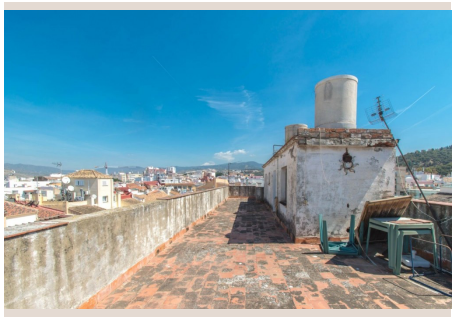
An Unparalleled Investment: Boutique Hotel Opportunity in Málaga's Historic Heart

855 m²	110 m²	74 m²
BUILT	PLOT	TERRACE








Description

Luxury Realty proudly presents an extraordinary acquisition opportunity in one of Spain's most vibrant and sought-after destinations: a magnificent 8-story building poised for transformation into a prestigious boutique hotel. Nestled in the unrivalled Historic Centre of Málaga, Southern Spain, this is more than just a property; it's a blank canvas for a visionary investor to craft an iconic hospitality experience.

Málaga, the glittering jewel of the Costa del Sol, has firmly established itself as a premier European city break and long-stay destination. Renowned for its rich history, thriving cultural scene, world-class museums (including the Picasso Museum and Carmen Thyssen Museum), and exquisite gastronomy, the city attracts millions of tourists annually. Its year-round sunshine, stunning Mediterranean beaches, and bustling port further solidify its appeal. The economic vitality, coupled with excellent international transport links through Málaga-Costa del Sol Airport, creates an exceptionally fertile ground for luxury tourism and high-end hospitality ventures. This property’s location, merely steps from the iconic Plaza de la Constitución, places it at the absolute epicentre of this dynamic environment, guaranteeing unparalleled visibility and footfall for any discerning establishment.

What sets this opportunity apart is not just its prime location, but also a significant strategic advantage: a pre-existing building license, formally requested a year and a half ago, specifically for a hotel conversion. This crucial permit streamlines the development process, dramatically reducing the typical timelines and complexities associated with such a prestigious project. For the astute investor, this represents a considerable head start, accelerating the path to market entry and revenue generation in a high-demand sector.

The meticulously planned distribution of the 8-story structure offers immense potential, designed to maximize both functionality and profitability:

The Ground Floor & Mezzanine – A Commercial Showcase:

The ground floor encompasses a generous 90m² of versatile useful space, complemented by an expansive 95m² mezzanine level, and a practical 40m² basement. This triple-level commercial unit boasts incredible street presence and is perfectly suited for a high-end retail boutique, a sophisticated wine bar, an artisanal café, or even an exclusive pharmacy catering to discerning clientele. Its strategic positioning in a high-traffic area ensures maximum exposure, serving both hotel guests and the multitude of visitors and residents exploring Málaga's historic core.

The Five Upper Floors – Bespoke Accommodation Potential:

Ascending through the building, five bright and spacious upper floors await. Each level benefits from independent access, offering exceptional flexibility for bespoke design and layout. Currently presented in a desirable diaphanous (open-plan) state, these floors provide a rare blank canvas for creating exquisitely appointed hotel rooms, luxurious suites, or even adaptable event spaces. The freedom to design without structural constraints allows for the implementation of a truly unique and high-end aesthetic, tailored to the exacting standards of a luxury boutique hotel. The natural light flooding these levels will enhance the guest experience, offering comfort and elegance in equal measure.

The Crowning Glory – Panoramic Rooftop Terrace:

Undoubtedly the jewel in this property's crown is its magnificent rooftop terrace. Spanning 95m² of useful space, this elevated sanctuary offers truly breathtaking, unobstructed panoramic views. Guests will be captivated by iconic landmarks such as the majestic Málaga Cathedral, the historic Alcazaba fortress, the imposing Gibralfaro Castle, the sprawling city skyline, and the shimmering expanse of the Mediterranean Sea. This exceptional outdoor space is perfectly envisioned as a sophisticated sky bar, an exclusive lounge, or an unforgettable alfresco dining venue, providing an unparalleled experience that will draw both hotel guests and external visitors seeking a memorable Málaga evening. The combination of spectacular views and a luxurious ambiance guarantees a significant revenue stream and a distinguished reputation.

Synergy for Culinary Excellence:

The strategic proximity of the upper-most floor to the rooftop terrace presents an extraordinary opportunity. This level is ideally suited, in harmonious combination with the terrace, for the establishment of an elegant fine-dining restaurant or a chic bar. Imagine a culinary destination where exquisite gastronomy is paired with the stunning backdrop of Málaga's illuminated

cityscape and its historic treasures. This synergistic pairing would create an integrated, high-value offering, elevating the property's appeal and enhancing its position as a leading luxury destination in the region.

This is a truly rare and exceptional offering in a market where prime opportunities in the Historic Centre of Málaga are increasingly scarce. The combination of an enviable location, an existing hotel license, and a versatile, high-potential structure represents an unparalleled investment. Luxury Realty understands the unique value of such assets and invites serious investors to explore this venture. We believe this property is poised to become a landmark luxury hotel, offering significant returns and a distinguished legacy.

We urge you to seize this momentous opportunity. For an exclusive private viewing or to receive comprehensive detailed information, we highly recommend contacting Luxury Realty without delay. This exceptional property will not remain on the market for long.

Details

Reference	R4853980	Property Type	Commercial
Status	Sale	Price	3,800,000 €
Bedrooms	by request	Bathrooms	by request
Build size	855 m²	Plot Size	110 m²
Terrace	74 m²	Parking places	by request

Features

Air conditioning, Heating, Lift