

MÁLAGA CENTRO

from 540,000 €

REFERENCE R5126008

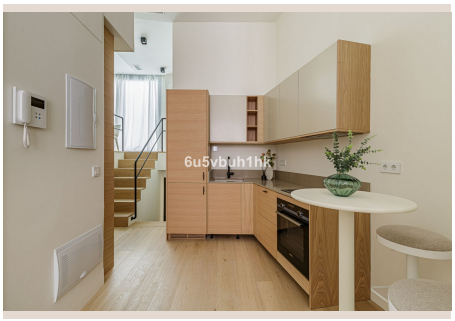
Exclusive Duplex Living in Historic Málaga Centro: A New Benchmark of Luxury

2	2	87 m²	8 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Discover an unparalleled opportunity to own a piece of Málaga’s vibrant heart with this exquisite new development. Luxury Realty is proud to present a collection of just three exclusive residences, meticulously designed to offer a sublime blend of historical charm and contemporary opulence. This stunning duplex ground floor apartment, priced at 540,000 €, represents a singular chance to immerse yourself in an elevated urban lifestyle, where every detail speaks of sophistication and comfort. With construction slated for completion this year, these homes are not merely properties but gateways to a curated existence in one of Spain's most coveted cities.

Nestled in the prestigious and highly sought-after district of Málaga Centro, this development boasts an address that is as desirable as it is distinguished. Málaga Centro, the vibrant soul of this sun-drenched city in the south of Spain, is a captivating tapestry of ancient history, rich culture, and dynamic modernity. From its Roman theatre and Moorish Alcazaba to its thriving contemporary art scene, Málaga offers an incomparable lifestyle. Residents here enjoy the luxury of stepping out directly into a world where historic cathedrals stand proudly beside designer boutiques, and traditional tapas bars share streets with Michelin-starred restaurants. The city's Mediterranean climate further enhances its allure, promising over 300 days of sunshine a year, perfect for enjoying its beautiful beaches, charming plazas, and lively waterfront.

The strategic location of this duplex places you at the epicenter of Málaga’s cultural and social scene. Imagine being mere moments away from the bustling Plaza Uncibay, a lively square renowned for its excellent dining and vibrant nightlife, where the city’s pulse can be felt day and night. A short, pleasant stroll leads you to the iconic Teatro Cervantes, the city's premier performing arts venue, offering a rich program of concerts, plays, and operas. For those who appreciate high-end shopping and architectural beauty, the renowned Calle Larios is within easy reach, presenting an elegant pedestrianized avenue lined with exquisite stores and majestic buildings. This is a location that offers not just convenience, but an immersive experience in the finest aspects of Andalusian urban living, allowing you to savour the true essence of Málaga on your doorstep.

As one of only three fortunate owners in this beautifully conceived building, you will become part of an intimate community, enjoying a level of exclusivity that is truly rare. This new and exclusive duplex ground floor apartment is an architectural marvel, designed to impress and provide an exceptional living experience. The most striking feature upon entering is the impressive, soaring ceiling, reaching an magnificent height of 4 meters in the main living areas, which then gracefully transitions to 2.5 meters on the duplex level. This dramatic verticality not only amplifies the sense of space and grandeur but also bathes the interiors in an abundance of natural light, creating an airy and uplifting atmosphere that defines luxurious urban living. The thoughtful division into two distinct floors ensures privacy and functionality, separating the social spaces from the tranquil sleeping quarters with elegance and ease.

The intelligent design of this residence encompasses two spacious bedrooms and two luxurious bathrooms, each crafted with a keen eye for detail and comfort. Every inch of these private sanctuaries is optimized for relaxation and rejuvenation, providing residents with an ideal escape from the city's hustle and bustle. Beyond the sophisticated interiors, a beautiful private patio awaits, offering a secluded outdoor haven. This charming external space is perfect for enjoying your morning coffee, al fresco dining, or simply unwinding in the gentle Málaga breeze, providing a valuable connection to the outdoors and an extension of your living area, a true luxury in the heart of the city. It’s an intimate setting where peace and privacy reign, allowing you to create your own personal oasis amidst the urban landscape.

Luxury is interwoven into every aspect of this duplex, particularly evident in its state-of-the-art integrated systems designed for ultimate comfort and efficiency. The entire apartment benefits from a sophisticated climated integrated system that includes underfloor heating, ensuring warmth and coziness during cooler months, distributed evenly and silently throughout the home. Complementing this, an advanced Airzone system allows for precise, individual temperature control in different zones, guaranteeing personalized comfort tailored to your preferences. Furthermore, the inclusion of an aerothermia system underscores a commitment to sustainability and energy efficiency, harnessing renewable energy for heating, cooling, and hot water, significantly reducing environmental impact and running costs without compromising on performance or comfort. These cutting-edge technologies collectively create an indoor environment that is consistently perfect, regardless of the season outside.

The impeccable attention to detail extends to the selection of premium finishes and fixtures throughout the residence. Extra-large windows are strategically positioned towards the private patio, not only framing verdant views but also maximizing natural light penetration, blurring the lines between indoor and outdoor living. The flooring throughout the main areas features elegant microcement, offering a sleek, contemporary aesthetic that is both durable and stylish. For those with a preference for classic

warmth, a beautiful wooden floor option can be quoted, allowing for bespoke customization to match your personal taste. The heart of the home, the kitchen, is a masterclass in design and functionality, sourced from the renowned Swedish brand Ballingslöv. This exquisite kitchen comes fully equipped with a suite of high-end appliances from Siemens, promising a seamless and luxurious culinary experience. Every element, from the fixtures to the appliances, has been chosen to reflect unparalleled quality and sophisticated taste, ensuring a home that is as beautiful as it is functional.

Details

Reference	R5126008	Property Type	Apartment
Status	Sale	Price	from 540,000 €
Bedrooms	2	Bathrooms	2
Build size	87 m²	Plot Size	–
Terrace	8 m²	Parking places	by request

Features

New development, Heating, Lift, Holiday Home, Investment