

MÁLAGA

260,000 €

REFERENCE R5164846

An Unparalleled Canvas for Luxury Living or Strategic Investment in Málaga

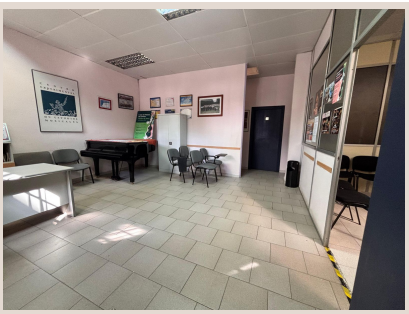
3	1	102 m²
BEDROOMS	BATHROOMS	BUILT













Description

Luxury Realty is proud to present a truly exceptional offering: a spacious and highly versatile commercial property, poised for a magnificent transformation in the vibrant heart of Málaga, Southern Spain. This unique asset transcends the ordinary, presenting an extraordinary opportunity for discerning investors or those seeking to craft a bespoke urban residence. With a change of use application currently in progress, this property is not merely a space, but a blank canvas awaiting your vision, promising a future of unparalleled potential and sophisticated living or lucrative enterprise.

Spanning an impressive 102 square meters, this property boasts a generous 9.5-meter frontage, offering superb visibility and ample natural light, crucial for both commercial appeal and residential comfort. A remarkable ceiling height of 4.8 meters is a standout feature, creating an immediate sense of grandeur and openness. This architectural advantage is not just aesthetic; it’s a foundational element that, upon approval of the change of use, allows for the ambitious possibility of constructing a second floor. Imagine doubling your usable space, creating multi-level living areas or expansive commercial zones, all meticulously designed to your exact specifications, based on the submitted architectural plans.

Currently configured with three distinct rooms, a large central living area, and a bathroom, the property’s existing layout offers a practical starting point, hinting at its inherent adaptability. However, its true value lies far beyond its present state. This is an invitation to envision a space reborn, where the constraints of its current configuration dissolve into a realm of limitless possibilities. Whether you dream of a sprawling, light-filled urban residence that epitomizes modern luxury, a high-yield investment property designed for the thriving rental market, or a dynamic commercial hub tailored for a range of innovative businesses, this locale provides the perfect foundation.

For those yearning for a sophisticated urban dwelling, picture an exquisite residence where high ceilings amplify natural light cascading through enlarged windows, creating an airy and expansive atmosphere. Imagine a meticulously designed open-plan living space, perhaps with a contemporary kitchen flowing seamlessly into elegant dining and lounge areas. With the potential for a second floor, you could establish private sleeping quarters, a dedicated home office, or a serene artist's studio, all within the bustling energy of Málaga city life. This property is poised to become a bespoke sanctuary, a testament to refined taste and architectural ingenuity.

Alternatively, as a commercial venture, this space offers unparalleled flexibility. Its substantial frontage and impressive height make it ideal for a high-end boutique, an exclusive showroom, a chic gallery, a sophisticated co-working space, or a vibrant culinary concept. The strategic location on Av. Andalucía ensures a constant flow of potential clientele, guaranteeing visibility and accessibility. For investors, the property’s inherent adaptability and the booming Málaga market promise significant appreciation and robust rental yields, making it an astute addition to any diversified portfolio.

The potential for aesthetic transformation extends to the exterior as well. A proposed redesign of the facade, involving the enlargement of windows and doors, promises to infuse the property with an abundance of natural light and a thoroughly modern aesthetic. This architectural enhancement would not only elevate the property's visual appeal but also significantly enhance its functionality and desirability, creating a striking presence that commands attention and reflects contemporary design principles.

Location is paramount, and this property excels. Situated directly on Av. Andalucía, one of Málaga's principal arteries, you are at the epicenter of a vibrant, well-connected urban environment. Málaga, a gem of Southern Spain, has undergone a remarkable transformation into a cultural and economic powerhouse, boasting a sublime climate, world-class museums, exquisite gastronomy, and a cosmopolitan ambiance. The property benefits from immediate access to a bus stop right at its entrance, ensuring seamless connectivity to every corner of the city and beyond. Surrounding amenities are abundant and diverse, including a plethora of shops, reputable schools, major banks, charming cafes, and gourmet restaurants, all contributing to a lifestyle of utmost convenience and pleasure.

This is more than just a property; it's a strategic entry point into Málaga's burgeoning market, offering a rare blend of location, potential, and adaptability. Luxury Realty invites you to seize this extraordinary opportunity to create a magnificent residential haven or a thriving commercial enterprise in one of Spain's most dynamic and desirable cities. A visit is essential to truly appreciate the profound scope and boundless possibilities that this unique offering presents. Do not miss the chance to shape your future in Málaga.

In compliance with Decree 218/2005 of 11 October of the Regional Government of Andalusia, we inform you that the Property Transfer Tax (ITP) and the Notary and Land Registry fees, as regulated by official tariffs, are not included in the price. The real estate agency fees ARE INCLUDED in the price.

Details

Reference	R5164846	Property Type	Apartment
Status	Sale	Price	260,000 €
Bedrooms	3	Bathrooms	1
Build size	102 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Air conditioning, Investment