

MÁLAGA CENTRO

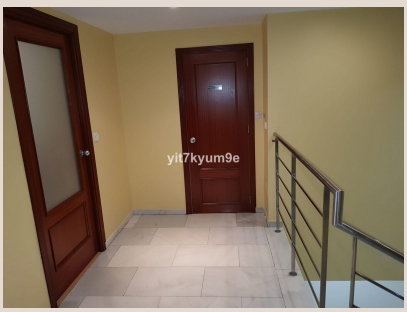
2,499,000 €

REFERENCE R5266231

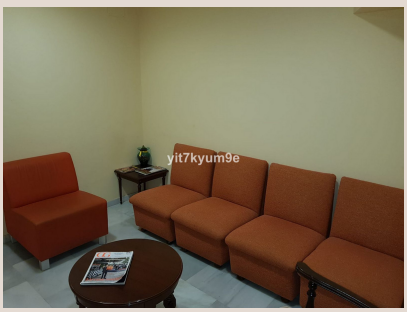
Exquisite Clinic Space for Sale in Málaga's Historic Centre: A Premier Investment Opportunity for Luxury Healthcare

550 m²

BUILT








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Description

Luxury Realty proudly presents an unparalleled opportunity to acquire a distinguished commercial premises nestled in the vibrant and prestigious Historic Centre of Málaga, a jewel of Southern Spain. This property is not merely a space; it is a strategic canvas awaiting transformation into a world-class cosmetic, physiotherapy, dental, or general medical clinic, poised to cater to an affluent local and international clientele.

Imagine your elite practice flourishing in a location synonymous with cultural richness, economic dynamism, and perpetual activity. The Historic Centre of Málaga is renowned for its captivating blend of ancient charm and modern sophistication, attracting millions of tourists annually and boasting a thriving residential population. This ensures an exceptionally high footfall throughout the year, translating directly into a robust and continuous client base for a premium healthcare or wellness establishment. The strategic placement of this property guarantees visibility and accessibility, key components for the success of any high-end service.

Unrivaled Location: The Heart of Southern Spain's Metropolis

Málaga Centro, as the pulsating heart of the city, offers more than just a postcode; it offers a lifestyle and a business ecosystem that few other locations can match. As a burgeoning economic hub in Southern Spain, Málaga has seen exponential growth in recent years, becoming a beacon for innovation, luxury tourism, and international residents. This property’s address places it amidst iconic landmarks, exclusive boutiques, gourmet restaurants, and a vibrant cultural scene, all contributing to an environment that exudes prestige and draws a discerning demographic.

The allure of Málaga's historic core is undeniable. Clients will appreciate the ease of access, whether they are local residents seeking premium care or international visitors looking for top-tier medical and cosmetic services during their stay. The area's excellent public transport links and proximity to major arteries further enhance its appeal, ensuring convenience for both staff and clientele. Investing in Málaga Centro is an investment in a location that consistently appreciates in value and desirability, reflecting a sophisticated urban landscape and an upwardly mobile population.

A Grand Canvas: Expansive and Versatile Interiors

This magnificent premises unfolds over two meticulously designed levels – a generous mezzanine floor and an expansive first floor – seamlessly connected by an elegant central staircase. This distinct separation of spaces offers incredible flexibility for designing a sophisticated and efficient clinic layout, allowing for a clear demarcation between public reception areas, private consultation rooms, advanced treatment suites, and administrative offices.

With an impressive total area of 550m² and a built area of 460m², the sheer scale of this property is a significant advantage. Such substantial dimensions are a rarity in prime historic centre locations, providing ample room for multiple specialities, state-of-the-art equipment, comfortable waiting areas, and all necessary support functions required by a modern, high-volume clinic. The spaciousness ensures a luxurious experience for clients, allowing for privacy, comfort, and an unhurried atmosphere, while also providing an optimal working environment for a team of healthcare professionals.

Thoughtful Distribution for Optimal Functionality

The current configuration offers a practical starting point for any discerning investor or medical group. The mezzanine floor is thoughtfully distributed into 14 distinct rooms and features 3 well-appointed bathrooms. This level could ideally host a grand reception area, multiple private consultation rooms, dedicated diagnostic suites, and perhaps a specialized beauty or wellness area, ensuring immediate client engagement upon entry.

Ascending to the first floor, one discovers an additional 11 rooms and 2 bathrooms. This upper level provides an excellent opportunity for establishing advanced treatment rooms, post-procedure recovery suites, administrative offices, staff lounges, or even a small in-house laboratory. The abundance of individual spaces across both floors allows for an intuitive flow of operations, enabling the creation of specialized zones for different medical disciplines without compromising on privacy or

efficiency. Natural light, often a premium in urban settings, can be maximized through strategic architectural design during the renovation process, enhancing the overall ambience of healing and well-being.

Unlock its Full Potential: A Bespoke Renovation Opportunity

While the premises present an exceptional foundation, it requires renovation and adaptation to perfectly align with the specific needs and aesthetic vision of its new proprietor. This is not a limitation but rather an extraordinary opportunity. Imagine having the freedom to design a state-of-the-art facility from the ground up, incorporating the latest in medical technology, luxurious finishes, and bespoke interior design that reflects the high standards of a luxury brand. The flexibility to redistribute the internal spaces as necessary ensures that the final layout will be perfectly optimized for your desired activity, whether it's a multi-disciplinary medical centre, an exclusive cosmetic surgery, a cutting-edge dental practice, or a holistic physiotherapy clinic.

This bespoke renovation allows for the creation of an environment that not only meets but exceeds the expectations of your clientele, offering a unique blend of comfort, discretion, and advanced care. The scope for customization is vast, limited only by imagination, promising a truly distinctive space in the competitive healthcare market.

A Strategic Investment with a Licensed Advantage

Perhaps the most compelling aspect of this offering is its established use. This premises is explicitly designated for healthcare use and comes with an existing licence for such activity. This invaluable asset significantly streamlines the process of establishing a new clinic, bypassing many of the complex and time-consuming bureaucratic hurdles often associated with obtaining new permits in prime urban areas. This pre-approved status provides a considerable head start, allowing the new owner to focus on design, fit-out, and operational readiness, rather than lengthy administrative procedures.

The opportunity to open a high-end beauty clinic, a specialized physiotherapy centre, an advanced dental clinic, or a comprehensive medical clinic in such a coveted location, with the peace of mind of an existing healthcare licence, is truly rare. This property represents more than just real estate; it is a turnkey investment in a thriving sector, within a booming city, positioned for immediate and long-term success. The demand for premium healthcare and wellness services continues to grow, fueled by an aging population and an increasing emphasis on quality of life, making this an astute and future-proof acquisition.

Luxury Realty invites you to explore this exceptional offering. For a discerning investor or medical professional seeking a prestigious address and a robust foundation for a thriving practice in one of Spain's most dynamic cities, this Málaga gem is an absolute must-see. Do not miss the chance to secure your future in the heart of Málaga's Historic Centre.

Contact us today for a private viewing and to receive comprehensive information about this extraordinary opportunity. Your next chapter of success awaits in Málaga.

Details

Reference	R5266231	Property Type	Commercial
Status	Sale	Price	2,499,000 €
Bedrooms	by request	Bathrooms	by request
Build size	550 m²	Plot Size	–
Terrace	–	Parking places	by request