

MÁLAGA

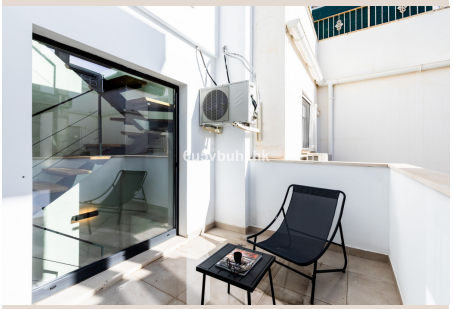
495,000 €

REFERENCE R5294392

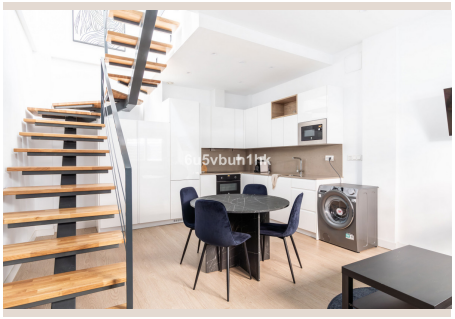
An Exquisite Investment & Lifestyle Opportunity in Málaga, Southern Spain

3	1	78 m²	80 m²	20 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

An Exquisite Investment & Lifestyle Opportunity in Málaga, Southern Spain

Luxury Realty proudly presents a distinguished property, a meticulously renovated three-bedroom townhouse, perfectly poised in the vibrant heart of Málaga, Southern Spain. This exquisite residence seamlessly marries contemporary design with unparalleled comfort, offering an exceptional proposition for both astute investors seeking robust returns and discerning buyers dreaming of a high-calibre holiday retreat.

Nestled in one of Málaga's most coveted and promising districts, this townhouse benefits from a prime location that epitomizes the best of Andalusian living. Just moments from the city centre, residents will enjoy effortless access to Málaga's rich tapestry of culture, world-class gastronomy, historic landmarks, and pristine beaches. The area is renowned for its charming streets, authentic local atmosphere, and dynamic urban regeneration, making it an increasingly sought-after destination for both permanent residents and international visitors.

A significant highlight of its location is its proximity to the riverbed area, slated for an ambitious transformation into an expansive green park. This visionary urban project promises to significantly enhance the local environment, providing vast recreational spaces, lush landscaping, and an undeniable boost to property values in the long term. Investing here means securing a foothold in an area poised for substantial appreciation and an elevated quality of life.

Step inside this sophisticated townhouse to discover a world of refined elegance. The heart of the home is a bright, open-plan living area, masterfully designed to maximize space and natural light. It flows seamlessly into a state-of-the-art modern kitchen, equipped with premium appliances, custom cabinetry, and sleek, durable countertops, perfect for culinary enthusiasts and entertaining guests. Throughout the property, high-quality materials and meticulous attention to detail are evident, from the tasteful, hard-wearing flooring to the bespoke fixtures and fittings, ensuring a luxurious and comfortable living experience.

The residence comprises three generously proportioned bedrooms, each offering a tranquil sanctuary for rest and relaxation. Ample storage solutions and thoughtfully placed windows ensure comfort and natural illumination. The elegant bathroom, adorned with contemporary fittings, designer tiles, and a spacious shower, provides a spa-like ambience, reflecting the property's overall commitment to sophisticated living and effortless functionality.

Beyond its impeccable interiors, this townhouse truly embraces the coveted outdoor lifestyle that Málaga is famous for. It boasts two beautifully designed sunny terraces, offering private havens for sunbathing, al fresco dining, or simply unwinding under the glorious Andalusian sky. The crowning glory is a spectacular private rooftop terrace, a true urban oasis. Here, a luxurious jacuzzi awaits, providing the ultimate indulgence for relaxation and rejuvenation after a day exploring the city or enjoying the beach. Adjacent to it, a stylish chill-out area, complete with comfortable seating and ambient lighting, creates the perfect setting for evening cocktails, stargazing, or intimate gatherings. This private rooftop space is not merely an amenity; it's an experience, designed to captivate and enchant, making it an invaluable asset for both personal enjoyment and attracting premium short-term rental guests seeking an elevated stay.

As an investment, this property stands out as a rare turnkey asset with proven performance and remarkable efficiency. It benefits from the distinct advantage of having no community fees, a significant financial saving compared to many properties in the region, and exceptionally low maintenance requirements, translating into substantial savings and unparalleled peace of mind for the owner. Crucially, it is fully licensed for tourist rentals – a vital accreditation in Málaga's competitive and regulated short-term rental market. This legal compliance provides immediate operational readiness and robust financial security.

This townhouse has already demonstrated impressive income generation. Last year, it delivered a remarkable performance, generating approximately €40,000 in just 10 months, showcasing its immense appeal and efficient management potential within the high-demand Málaga tourism sector. Projections for the current year anticipate an even stronger return, estimated at approximately €50,000, underscoring its robust financial viability and the sustained demand for high-quality short-term accommodations in this sun-drenched city.

This is more than just a property; it's a strategic acquisition offering a compelling blend of immediate lifestyle appeal, strong current income, and significant long-term capital appreciation potential. It represents an unparalleled opportunity to own a piece of Málaga's thriving real estate market, securing a highly desirable asset in one of Southern Spain's most dynamic and promising areas.

Luxury Realty invites you to discover this exceptional offering. Do not miss the chance to acquire a property that perfectly blends luxury living with smart investment in a location that promises both vibrant city life and tranquil escapes. Contact us today to arrange a private viewing and experience firsthand the allure of this magnificent Málaga townhouse.

Details

Reference	R5294392	Property Type	Terraced Townhouse
Status	Sale	Price	495,000 €
Bedrooms	3	Bathrooms	1
Build size	78 m²	Plot Size	80 m²
Terrace	20 m²	Parking places	by request

Features

Air conditioning, Mountain views, Pool, Alarm system