+34 604 489 646
info@luxury-realty.com
luxury-realty.com



MÁLAGA CENTRO

325,000 €

REFERENCE R5338609

An Exquisite Urban Retreat: Modern Luxury in the Heart of Málaga Centro, Southern Spain

1	1	62 m²
BEDROOMS	BATHROOMS	BUILT













Description

Nestled in the vibrant pulse of Málaga Centro, a mere eight-minute leisurely stroll from its historic core, lies an exceptional one-bedroom apartment that redefines sophisticated city living. This property, exclusively presented by Luxury Realty, embodies the pinnacle of contemporary design seamlessly integrated with unparalleled comfort and convenience. It represents not just a home, but a gateway to the rich cultural tapestry and effervescent lifestyle of Southern Spain's most dynamic city. From the moment you step inside, you are welcomed by an atmosphere of refined elegance, where every detail has been meticulously curated to offer an elevated living experience, perfect for the discerning individual seeking both tranquility and immediate access to urban excitement.

A Masterpiece of Modern Design and Comfort

This stylish apartment boasts an intelligent and fluid open-plan layout, harmoniously blending the kitchen, lounge, and dining areas into a singular, inviting space. The design philosophy centers on maximizing natural light and creating an airy, expansive feel, perfect for both intimate evenings and entertaining guests. The interiors are a testament to contemporary aesthetics, featuring clean lines, a neutral palette, and premium materials that exude understated luxury. Every corner of this residence reflects a commitment to quality, from the bespoke cabinetry in the kitchen to the designer fixtures in the bathroom, ensuring a living environment that is both visually stunning and supremely functional. The fully furnished aspect means a seamless transition for its new owner, with every piece thoughtfully selected to complement the apartment's modern ethos.

The heart of the home, the kitchen, is a chef's delight, equipped with state-of-the-art integrated appliances that promise efficiency and culinary pleasure. High-end finishes, sleek countertops, and ample storage space make it as practical as it is beautiful. Adjacent to this, the lounge and dining area offers a versatile space for relaxation and social gatherings, bathed in natural light that filters through well-appointed windows. The single bedroom serves as a serene sanctuary, designed for ultimate rest and rejuvenation. It offers a private haven, thoughtfully laid out to maximize space and comfort, ensuring a peaceful retreat from the city's energy. The accompanying bathroom is a testament to modern luxury, featuring elegant tiling, contemporary sanitary ware, and a design that evokes a spa-like tranquility, providing a perfect start or end to any day.

Unrivaled Climate Control and Sustainable Living

Understanding the importance of year-round comfort in the Mediterranean climate, this apartment is equipped with a cutting-edge ducted air conditioning system. This sophisticated setup provides both heating and cooling capabilities, ensuring a perfectly regulated indoor environment regardless of the season. The system operates silently and efficiently, distributing conditioned air evenly throughout all rooms, allowing residents to enjoy consistent comfort without compromise. This advanced climate control system is not merely about temperature regulation; it's about creating an optimal living atmosphere that enhances well-being and relaxation.

Further underscoring its commitment to modern living and environmental responsibility, the property features a hot water system powered by aerothermal technology. This innovative and highly energy-efficient solution harnesses energy from the air to heat water, significantly reducing energy consumption and utility bills. It represents a forward-thinking approach to sustainable living, providing a continuous supply of hot water with a minimal ecological footprint. This blend of advanced technology ensures not only superior comfort but also contributes to a greener lifestyle, aligning perfectly with the values of the modern luxury homeowner who seeks both indulgence and sustainability.

The Quintessence of Málaga Centro: Your Vibrant Surroundings

The location of this exquisite apartment is, without doubt, one of its most compelling attributes. Situated a mere 8-minute walk from the bustling Málaga city center, it offers unparalleled access to the very best that this historic and vibrant Andalusian gem has to offer. Málaga Centro is a captivating blend of ancient history, world-class culture, and contemporary urban flair. Residents can immerse themselves in the rich heritage of the city, exploring iconic landmarks such as the Alcazaba, the Roman Theatre, and the Málaga Cathedral, each telling a story of centuries past. The Picasso Museum, just a short stroll away, adds to the

cultural prestige, offering a deep dive into the life and works of the city's most famous son.

Beyond its historical allure, Málaga Centro is a mecca for gastronomy and lifestyle. A plethora of high-end boutiques, traditional markets, charming cafes, and Michelin-starred restaurants await exploration, offering an array of culinary delights from authentic Andalusian tapas to international haute cuisine. The vibrant streets are alive with energy, offering endless opportunities for leisure and entertainment. The convenience extends to practicalities, with easy access to comprehensive public transport networks, ensuring effortless connectivity to all parts of the city and beyond. Moreover, for those who cherish the outdoors, the unique advantage of this location is the proximity to stunning natural landscapes; picturesque hiking areas are within a 15-minute walk, providing a refreshing escape into nature, perfectly balancing urban dynamism with tranquil natural retreats. This unique combination truly offers the best of both worlds in Southern Spain.

Practicality Meets Premium Living: Enhanced Convenience

Understanding the practical needs of modern urban dwellers, this property offers valuable additional features designed to enhance daily living. Included within the building is a dedicated storage room, providing essential extra space for belongings, allowing residents to maintain a clutter-free and serene living environment. This practical amenity is often overlooked but proves invaluable for city apartments, offering convenience and organization.

Furthermore, addressing the premium of parking in a bustling city center, there is an exclusive option to purchase a private parking space in the neighboring building for €30,000. This represents a significant advantage and a highly sought-after commodity in Málaga Centro, offering unparalleled convenience and peace of mind for vehicle owners. The secure parking solution adds another layer of luxury and practicality, making this property an even more attractive and functional choice for those seeking a seamless urban lifestyle.

An Astute Investment: Versatility and Potential

Beyond its undeniable appeal as a luxurious residence, this apartment presents a compelling investment opportunity. While it does not currently possess a tourist license, the significant potential and clear pathway to obtaining one open up a world of possibilities for savvy investors. Málaga has firmly established itself as one of Spain's most sought-after tourist destinations, boasting year-round appeal, a burgeoning cultural scene, and excellent connectivity. This makes properties with tourist license potential highly valuable assets in the short-term rental market, promising attractive rental yields and strong capital appreciation.

The ability to secure a tourist license transforms this stylish apartment into a versatile asset, catering equally to those seeking a sophisticated permanent residence or a lucrative holiday rental property. For investors, this means the potential for a robust return on investment in a rapidly appreciating market, securing a foothold in one of Southern Spain's most dynamic and economically vibrant cities. This dual functionality ensures broad appeal, making it an exceptional prospect for both discerning homeowners and astute investors looking to capitalize on Málaga's thriving real estate landscape.

Your Gateway to the Andalusian Dream

In summary, this modern 1-bedroom apartment represents an extraordinary opportunity to acquire a piece of Málaga Centro’s coveted lifestyle. It seamlessly marries contemporary luxury with the vibrant charm of Southern Spain, offering an unparalleled living experience. From its state-of-the-art amenities and designer finishes to its prime location within minutes of cultural landmarks, gourmet dining, and natural retreats, every aspect of this property has been crafted for excellence. Whether you envision it as your permanent urban sanctuary, a chic pied-à-terre, or a strategic investment poised for growth, this apartment offers versatility, elegance, and the promise of a truly exceptional life in one of Europe’s most enchanting cities. We invite you to discover the epitome of modern Mediterranean living with Luxury Realty.

Details

Reference	R5338609	Property Type	Apartment

Status	Sale	Price	325,000 €
Bedrooms	1	Bathrooms	1
Build size	62 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Air conditioning, Heating, Lift, Investment

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella