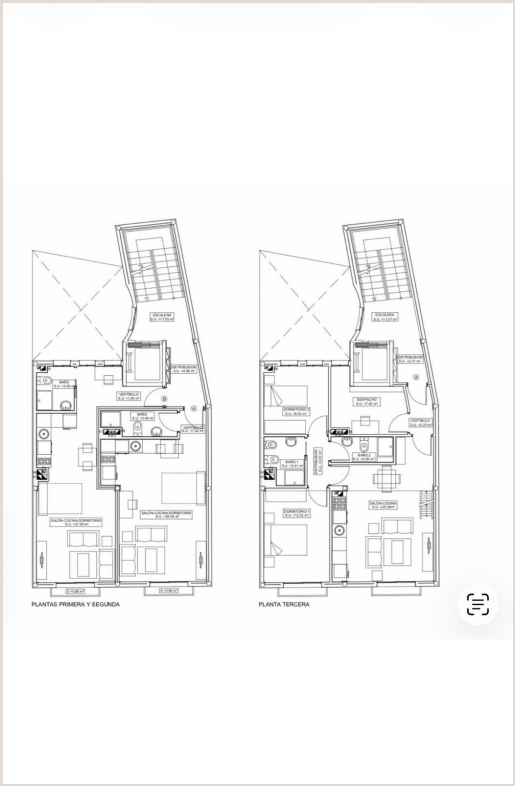


MÁLAGA

650,000 €

REFERENCE R5388187

Unveiling Málaga's Premier Development Opportunity: A De-Risked Gem in Lagunillas

537 m²

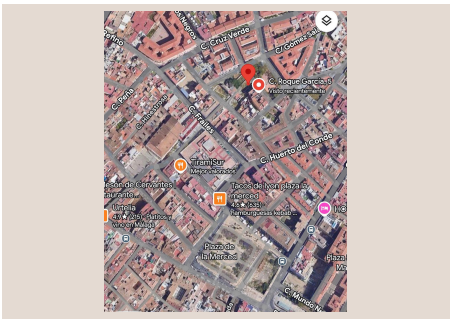
BUILT

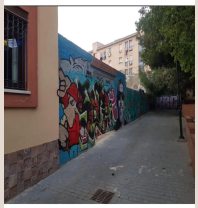
121 m²

PLOT













Description

Luxury Realty is proud to present an unparalleled investment opportunity in the heart of Málaga, Southern Spain – a region synonymous with sun-drenched prosperity and burgeoning economic growth. This exclusive urban plot in Lagunillas, a district undergoing an extraordinary metamorphosis within Málaga's vibrant Historic Center, offers discerning developers and investors a truly unique proposition for high-yield returns.

Málaga, the undisputed capital of the Costa del Sol, has firmly established itself as one of Europe's most dynamic and desirable destinations. Beyond its idyllic Mediterranean climate and stunning coastline, the city boasts a rich tapestry of history, art, and culture, exemplified by institutions like the Picasso Museum and the historic Alcazaba. In recent years, Málaga has attracted significant international investment, fostering a thriving technology hub, an expanding cruise port, and an ever-increasing demand for premium residential and boutique hospitality offerings. This rapid evolution positions Málaga as not just a lifestyle destination, but a strategic investment hotspot in the global real estate landscape.

Nestled within this thriving metropolis, Lagunillas stands out as an emblem of urban renaissance. Once a traditional neighbourhood, it is now rapidly transforming into a trendy, sought-after locale, benefiting from substantial urban regeneration projects and a burgeoning artistic scene. Its prime location, just minutes from the iconic Plaza de la Merced, the bustling Historic Center, and the city's main cultural and commercial arteries, ensures constant demand from both local residents and international visitors. This proximity to Málaga's beating heart, coupled with its ongoing revitalisation, makes Lagunillas an area of immense appreciation potential and a magnet for sophisticated urban living.

At the heart of this transformation lies a meticulously planned urban plot spanning 121 m², offered with an impeccably advanced and approved basic project. This project paves the way for the construction of 6 exquisitely designed residential units complemented by 6 dedicated storage rooms, an ideal configuration for modern urban dwellings. The envisioned total built area encompasses a generous 537.53 m², intelligently distributed across a basement, ground floor, and three upper floors, allowing for diverse unit typologies that can cater to a wide array of luxury market demands.

What truly sets this offering apart, distinguishing it as a "de-risked" investment of exceptional calibre, is the extraordinary level of pre-development work completed. This is not merely a plot of land; it is a turnkey development opportunity where significant hurdles have already been overcome. The building license has been formally granted, representing a monumental achievement that dramatically accelerates the project timeline. Furthermore, all associated urban planning fees have been fully paid, eliminating unforeseen costs and bureaucratic delays that often plague development ventures. Adding another layer of security, the required archaeological study has been meticulously completed with absolutely no findings, removing one of the most common and costly sources of uncertainty in historic urban developments.

These pre-approvals and completed studies collectively translate into unprecedented efficiency, cost savings, and peace of mind for the investor. The typical arduous and time-consuming processes of securing licenses, navigating municipal fees, and conducting extensive archaeological surveys have been entirely removed from your path, allowing for an almost immediate commencement of construction and a significantly faster path to market for your completed units. This "fast-tracked" approach maximises your capital efficiency and dramatically reduces holding costs.

The inherent flexibility of the approved project is another compelling advantage. While the existing plan is robust, it can be subtly modified and adapted to perfectly align with the buyer's strategic vision and market analysis. This includes the optimisation of internal layouts, the refinement of unit typologies (e.g., creating larger, more luxurious apartments, or adapting for penthouses with private terraces), and ultimately, tailoring the investment strategy to achieve maximum profitability within the luxury residential sector, or even for potential boutique tourist accommodation, subject to prevailing urban planning regulations and a technical assessment.

Key Investment Highlights:

This remarkable opportunity boasts an urban plot of 121 m² with a fully approved project for 6 high-end apartments and 6 integrated storage rooms. The total built area is an impressive 537.53 m², spread over multiple levels. A crucial benefit is the already granted building license, coupled with all urban planning fees fully paid, significantly streamlining your development

timeline. There is also the valuable possibility of license extension in accordance with current regulations, providing additional operational flexibility. The project itself is notably modifiable, allowing for customisation to meet specific market demands or investor preferences. Furthermore, a comprehensive archaeological study has been completed with no incidents, entirely de-risking this common development challenge. The property enjoys a prime location in Málaga city center, next to newly renovated park areas and benefiting from ongoing urban improvements, ensuring a premium environment for future residents.

Imagine residents stepping out directly into the bustling energy of Málaga's Historic Center, just a short stroll from world-class museums, gourmet restaurants, high-end boutiques, and the vibrant waterfront. The area's ongoing regeneration, coupled with increasing residential and investor demand, guarantees a robust market for the completed units, whether targeting discerning homeowners or the lucrative short-term rental market for luxury tourist accommodation (subject to current urban planning regulations and technical assessment).

Priced at €799,000, this is more than an acquisition; it's an investment in Málaga's vibrant future and a rare chance to capitalize on a de-risked, fast-track development in one of Southern Spain's most coveted urban environments. We invite qualified buyers to explore this exceptional offering.

Further information and comprehensive documentation are available for qualified buyers upon proof of financial solvency. Contact Luxury Realty today to unlock the potential of this extraordinary Málaga development.

Details

Reference	R5388187	Property Type	Land
Status	Sale	Price	650,000 €
Bedrooms	by request	Bathrooms	by request
Build size	537 m²	Plot Size	121 m²
Terrace	–	Parking places	by request

Features

Investment