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



MÁLAGA

299,990 €

REFERENCE R5393437

Discover Your Urban Oasis in Vibrant Nueva Málaga, Southern Spain

3	1	85 m²	4 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Luxury Realty proudly presents an exceptional opportunity to acquire a distinguished urban retreat in the highly coveted Nueva Málaga neighbourhood, a vibrant and dynamic district within the magnificent city of Málaga. Situated in the heart of Southern Spain, Málaga stands as a beacon of Mediterranean charm, renowned for its year-round sunshine, rich cultural heritage, pristine coastline, and an ever-evolving cosmopolitan atmosphere. This beautifully maintained apartment offers an unparalleled blend of comfort, convenience, and investment potential, appealing to discerning individuals, growing families, or astute investors seeking a prime asset in a thriving market.

Prime Location: The Heart of Convenience in Málaga

Nestled in the bustling Nueva Málaga area, this residence boasts an enviable position that places every essential amenity within effortless reach. The strategic location is particularly noteworthy for its immediate proximity to the Regional University Hospital, a significant advantage for medical professionals, students, or anyone prioritising quick access to top-tier healthcare facilities. Beyond the hospital, the neighbourhood is a self-sufficient ecosystem, offering a wealth of services and establishments that cater to every daily need and desire.

Within a short stroll from your doorstep, residents benefit from an extensive array of supermarkets, ensuring that daily groceries and household essentials are always readily available. Families will appreciate the abundance of reputable educational institutions, including nurseries, primary schools, and secondary colleges, all located conveniently within the vicinity, simplifying daily routines. Furthermore, a local health centre provides peace of mind, offering accessible medical support whenever required.

Connectivity is a key highlight of this property. Excellent public transport links, including bus routes, proliferate throughout Nueva Málaga, offering seamless access to Málaga's historic city centre, its vibrant port, the renowned Muelle Uno, and the city's beautiful beaches. For those who frequently travel by car, the easy access to the Malaga ring road (MA-20/A-7) is invaluable, facilitating swift journeys to Málaga-Costa del Sol Airport, the stunning coastal towns of the Costa del Sol, and other major Andalusian cities. This blend of local amenities and regional connectivity truly defines the property’s exceptional appeal.

Exquisite Interiors & Contemporary Comfort

This charming apartment, located on the third floor of a well-maintained block, offers a peaceful and elevated living experience. The building benefits from a modern lift, ensuring effortless access to your home and enhancing the convenience for all residents. Upon entering, one is greeted by an interior that has been meticulously cared for, presenting in very good condition, ready for immediate occupancy without the need for extensive renovations.

The residence comprises three generously proportioned bedrooms, each designed to provide a serene and private sanctuary. These versatile spaces are ideal for restful sleep, a dedicated home office, or a comfortable guest room, adapting effortlessly to your evolving needs. Natural light bathes these rooms, creating an inviting and airy atmosphere throughout the day.

The property features a contemporary bathroom, elegantly appointed with a modern shower, offering both style and functionality. The separate kitchen is well-designed, providing ample space for culinary exploration, and is ready to accommodate all necessary appliances, facilitating comfortable everyday living. The heart of the home is undoubtedly the spacious living-dining room, an ideal setting for both intimate family meals and entertaining guests. Its thoughtful layout allows for distinct zones for relaxation and dining, promoting a harmonious flow within the space.

A true highlight is the covered terrace, an invaluable extension of the living area. This private outdoor space offers a tranquil spot for alfresco dining, morning coffee, or simply unwinding with a good book, protected from the elements and offering a pleasant outlook over the neighbourhood. For year-round comfort, the apartment is equipped with efficient air conditioning, ensuring a cool escape during Málaga’s warm summers and a comfortable environment throughout the cooler months.

Adding to its immediate appeal, the flat is being sold semi-furnished. This thoughtful inclusion means that some essential and tasteful furnishings are already in place, allowing new owners to move in with ease and begin enjoying their new home from day

one, while also providing scope to personalise the space to their individual style and preferences.

An Intelligent Investment or Perfect Family Home

This property represents a compelling proposition for two distinct buyer profiles. For families, it offers an ideal home solution: three bedrooms provide ample space, the covered terrace adds valuable outdoor living, and the abundance of local amenities – schools, health centres, and supermarkets – ensures a convenient and enriching lifestyle. The vibrant community of Nueva Málaga, coupled with the city's extensive cultural offerings and beautiful beaches, makes it a superb environment for family growth and enjoyment.

Alternatively, for investors, this apartment stands out as an exceptional long-term rental investment. Málaga's property market is robust and continuously growing, driven by its enduring appeal as a tourist destination, a hub for digital nomads, and a burgeoning economic centre attracting professionals and students. The flat’s prime location near the Regional University Hospital, excellent transport links, and proximity to all essential services make it highly attractive to a wide range of tenants, including medical staff, students, and families seeking comfortable urban living. This ensures strong rental demand, favourable rental yields, and promising capital appreciation in one of Spain's most sought-after cities.

Embrace the vibrant Málaga lifestyle in a home that offers both immediate comfort and enduring value. This apartment is more than just a property; it's an entry into a world of convenience, culture, and sun-drenched living in Southern Spain.

Details

Reference	R5393437	Property Type	Apartment
Status	Sale	Price	299,990 €
Bedrooms	3	Bathrooms	1
Build size	85 m²	Plot Size	–
Terrace	4 m²	Parking places	by request

Features

Air conditioning, Heating, Lift, Parking, Resale

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