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MÁLAGA

189,000 €

REFERENCE R5441293

# Exquisite Urban Retreat: A Prime One-Bedroom Residence Near Málaga's Historic Heart

| 1 | 1 | 66 m² |
|---|---|---|
| BEDROOMS | BATHROOMS | BUILT |













# Description

Discover an unparalleled opportunity to acquire a truly sophisticated residence in one of Southern Spain's most vibrant and sought-after cities. This exquisite one-bedroom apartment represents an ideal proposition, whether you seek a refined first home, a luxurious urban dwelling, or a strategically sound investment property within a distinguished and exceptionally well-connected enclave of Málaga. Perfectly situated, it offers the ultimate convenience, with the iconic Plaza de la Merced and the heart of the historic centre just a leisurely 12-minute stroll away, inviting you to immerse yourself in the city's rich culture and vibrant atmosphere.

Nestled on the first floor of a meticulously refurbished two-storey building, this property exudes a tranquil charm that is increasingly rare in bustling city centres. The recent renovation has elevated the building to modern standards while preserving its inherent character. With only a select number of residents, the building fosters an exclusive and peaceful residential ambiance, a serene urban sanctuary thoughtfully distanced from the ceaseless rhythm of tourist activity, promising an intimate and private living experience.

## Interior Elegance and Thoughtful Design

The apartment's intelligently designed spatial flow is immediately apparent, boasting a practical, square layout that masterfully maximises every square metre without the need for superfluous hallways. This creates an immediate sense of openness and efficiency, hallmarks of contemporary urban living. The generous living and dining areas coalesce into a singular, light-filled open-concept room, establishing a welcoming and versatile heart of the home. This expansive space is thoughtfully connected to a sleek, fully integrated American-style kitchen, perfect for both everyday living and entertaining.

The gourmet-ready culinary space is not only visually appealing but also exceptionally functional. It features a convenient breakfast bar, ideal for casual dining or social gatherings, complemented by a large refrigerator, a washing machine, and a tumble dryer, ensuring all modern conveniences are at hand. Presented in impeccable condition, the kitchen embodies a blend of style and practicality. Beyond the communal spaces, the tranquil master suite offers a private sanctuary. This generously sized bedroom is equipped with bespoke fitted wardrobes, providing ample storage, and features a large window that frames inviting views onto a serene, sun-drenched inner patio, ensuring abundant natural light and excellent ventilation. The bedroom provides seamless access to a luxuriously appointed en-suite bathroom, fully equipped with high-quality fixtures and fittings, offering a private oasis of comfort and relaxation.

## Exquisite Features and Modern Amenities

This turn-key residence is offered fully furnished with discerning taste, allowing for immediate occupancy without the complexities of furnishing. Comfort is assured year-round with integrated climate control, providing both hot and cold air conditioning, essential for Málaga's delightful but varied climate. The interiors are graced with elegant, high-grade laminate flooring, marrying aesthetic appeal with durability and ease of maintenance. Expansive windows throughout the apartment play a crucial role, bathing every room in abundant natural light and enhancing the sense of spaciousness.

For peace of mind, an enhanced security entrance door offers an additional layer of protection, while pre-installed high-speed fibre optic connectivity ensures seamless digital access for work, entertainment, and communication. A particularly attractive and unique selling point of this property is the expansive communal rooftop solarium. This panoramic terrace offers an idyllic setting, ripe with potential for sun-drenched relaxation under the Mediterranean sky, invigorating outdoor exercise, or sophisticated communal gatherings with fellow residents. Imagine enjoying breathtaking sunsets or simply unwinding in this elevated urban haven, a truly exceptional amenity for city living.

## Prime Málaga Location: The Epitome of Mediterranean Living

Strategically positioned at the vibrant junction of Alameda de Barceló and Alameda de Capuchinos, this residence offers the ultimate convenience of proximate living to Málaga’s historic heart while maintaining a peaceful distance from the city’s busiest

tourist arteries. This prime residential locale ensures residents benefit from an exceptional blend of cultural immersion and serene urban life. Málaga, renowned as the capital of the Costa del Sol in Southern Spain, is celebrated for its glorious Mediterranean climate, rich history, thriving artistic scene (including being Picasso's birthplace), and world-class gastronomy.

The immediate neighbourhood is replete with a wealth of local amenities, including gourmet supermarkets, efficient public transport links connecting you effortlessly across the city, esteemed educational institutions, and essential everyday services, all within easy walking distance. This coveted urban enclave truly offers the best of both worlds: the magnetic allure of Málaga's historic centre with its myriad attractions, museums, and tapas bars, combined with the tranquil residential comfort of a thoughtfully selected address. This practical yet elegantly positioned home is an undeniably compelling proposition for discerning individuals seeking a refined urban lifestyle or a robust investment asset in one of Southern Spain's most dynamic and culturally rich cities, promising strong rental yields and capital appreciation in a continuously flourishing market.

## Details

| | | | |
|---|---|---|---|
| Reference | R5441293 | Property Type | Apartment |
| Status | Sale | Price | 189,000 € |
| Bedrooms | 1 | Bathrooms | 1 |
| Build size | 66 m² | Plot Size | – |
| Terrace | – | Parking places | by request |

## Features

Air conditioning, Heating, Parking, Holiday Home, Investment, Resale

## Personal advice

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

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