

MÁLAGA CENTRO

440,000 €

REFERENCE R5441449

An Unparalleled Investment Gem: Luxury Living & High Returns in Málaga's Historic Heart

5	2	114 m²
BEDROOMS	BATHROOMS	BUILT













Description

An Unparalleled Investment Gem: Luxury Living & High Returns in Málaga's Historic Heart

Luxury Realty proudly presents a truly exceptional investment opportunity that transcends the ordinary. Discover a meticulously curated property nestled in the vibrant core of Málaga, a city synonymous with sun-drenched history, rich culture, and burgeoning economic prosperity in the South of Spain. This isn't merely an apartment; it's a thriving, high-performance asset, poised to deliver significant returns from the very moment of acquisition, making it an ideal choice for discerning investors seeking both prestige and profitability.

Prime Location: The Irresistible Allure of Málaga Centre

Strategically situated on Peso de la Harina Street, this property boasts an address that is not only prestigious but also incredibly desirable. You are at the epicentre of Málaga’s pulsating life, a stone's throw from iconic landmarks such as the Málaga Cathedral, the Picasso Museum, the Roman Theatre, and the bustling Muelle Uno port. This privileged location places guests directly amidst the city’s finest gastronomic experiences, boutique shopping, and captivating cultural venues. Málaga Centre is renowned for its enchanting blend of historic charm and modern vibrancy, drawing millions of tourists annually who seek its authentic Andalusian spirit, year-round pleasant climate, and unparalleled Mediterranean lifestyle. From the lively tapas bars and flamenco shows to the serene beaches just a short stroll away, this location guarantees continuous, high-demand appeal, ensuring consistent occupancy and premium rental rates.

Málaga, as the capital of the Costa del Sol, represents the pinnacle of Southern Spanish allure. Its strategic position offers easy access to international airports, high-speed rail, and a myriad of natural wonders, from the stunning beaches to the dramatic mountains. This perfect blend of urban sophistication and coastal relaxation cements its status as a top-tier destination, making any property within its historic heart an extremely valuable commodity.

The Property: A Harmonious Blend of Space, Comfort, and Elegance

Spanning an expansive 114 m² of thoughtfully designed living space, this apartment sets itself apart with its generous proportions and unique features. The layout has been masterfully conceived to maximize both guest comfort and rental efficiency, a critical balance for high-performing holiday accommodations. It proudly offers five spacious, individually appointed bedrooms, providing ample private retreats for larger groups or families, a significant advantage in the short-term rental market. Two well-appointed bathrooms further enhance guest convenience and privacy.

Adding an extraordinary dimension to urban living, this property features not one, but two highly coveted outdoor spaces: a large private terrace and an intimate interior patio. Such private outdoor havens are exceedingly rare within Málaga’s historic centre, offering guests exclusive opportunities for alfresco dining, morning coffees under the Spanish sun, or tranquil evenings under the stars. These spaces significantly elevate the property's desirability and appeal, commanding higher rental yields and contributing to exceptional guest reviews.

Every detail within the apartment speaks of quality and foresight. Guests will enjoy year-round comfort thanks to the integrated central heating and air conditioning systems. Furthermore, a recent upgrade includes the installation of new Climalit double-glazed windows throughout. This enhancement not only drastically improves energy efficiency, leading to lower operational costs, but also ensures superior sound insulation, creating a serene and quiet environment for guests, a true luxury in a bustling city centre.

A Turnkey Investment: Proven Performance and Immediate Returns

This is not merely a property purchase; it is the acquisition of a fully operational, highly successful business. The apartment holds an active and fully compliant tourist license, a vital asset that streamlines operations and ensures legal peace of mind. Its established presence in the short-term rental market is backed by a robust and proven track record of exceptional performance:

- **Impressive Gross Rental Income:** Projections indicate a gross rental income exceeding €53,000 for the upcoming year 2025, demonstrating strong earning potential.

- **Consistently High Occupancy:** The property maintains an approximate annual occupancy rate of 80%, a testament to its desirability and effective management, far surpassing industry averages.

- **Immediate Income Generation:** The business is entirely turnkey. There is no need for additional investment in furnishing, licensing, or marketing; you will generate income from day one of ownership.

This meticulously managed holiday rental business has already cultivated a loyal base of returning guests and established a stellar reputation, guaranteeing a seamless transition and continuous revenue stream for the new owner.

The Ultimate High-Yield Asset in Málaga's Strongest Market

The confluence of an unrivalled prime location in Málaga Centre, exceptionally generous living space complemented by rare private outdoor areas, and the invaluable asset of an active tourist license, culminates in a truly rare, high-yield investment opportunity. This property represents the epitome of strategic real estate acquisition in one of Europe’s most dynamic and sought-after rental markets.

For the astute investor, this offering from Luxury Realty is more than just an apartment; it is a thriving, self-sustaining business venture. It is poised to continue generating substantial income from the very moment you take ownership, offering both immediate financial rewards and significant long-term capital appreciation in a city that continues to flourish. Seize this chance to invest in a legacy of luxury and guaranteed returns.

Details

Reference	R5441449	Property Type	Apartment
Status	Sale	Price	440,000 €
Bedrooms	5	Bathrooms	2
Build size	114 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Air conditioning, Lift, Resale