

MÁLAGA

494,000 €

REFERENCE R5516542

An Exquisite Dual-Living Residence with Private Patio in Vibrant Málaga, Southern Spain

4	2	122 m²
BEDROOMS	BATHROOMS	BUILT













Description

Discover an unparalleled opportunity within one of Southern Spain's most dynamic and enchanting cities. Nestled in the sought-after Olletas, Sierra Blanquilla area of Málaga, this exceptional property offers far more than a conventional home – it presents a lifestyle of versatility, luxury, and prime location. Representing a rare combination of an expansive duplex and a fully independent apartment, complete with its own private patio, this residence is tailor-made for those seeking bespoke living arrangements, an astute investment, or a harmonious blend of both.

Málaga, a jewel of the Costa del Sol, is renowned for its captivating blend of rich history, vibrant culture, and stunning Mediterranean climate. As the birthplace of Picasso and a hub of Andalusian charm, the city boasts world-class museums, exquisite gastronomy, sun-drenched beaches, and a bustling port. Its strategic position in Southern Spain provides excellent connectivity, both nationally and internationally, making it an ideal destination for discerning individuals and families. The Olletas, Sierra Blanquilla neighbourhood, where this property is situated, offers a tranquil residential environment while remaining exceptionally well-connected to Málaga city centre, ensuring that all urban conveniences, from cultural landmarks to gourmet restaurants, are just minutes away.

This unique property, with a total built area of 122 m², stands out for its intelligent design and premium features. The ingenious layout allows for the possibility of seamlessly connecting both the duplex and the independent apartment, transforming the entire space into a magnificent triplex. This adaptability ensures that the home can evolve with your needs, whether you desire a grand single-family residence or distinct, private living quarters.

The Main Duplex: Elevated Living with Panoramic Views

Perched on the third and fourth floors of a meticulously maintained building equipped with a modern lift, the main duplex offers an elevated living experience. Its coveted southwest orientation floods the interiors with natural light throughout the day, creating a bright and inviting atmosphere. The heart of this home is its spacious living and dining room, which extends gracefully onto a private terrace. This alfresco haven provides an ideal setting for enjoying morning coffee, evening cocktails, or simply savouring the Málaga sunshine and the gentle city breeze.

The duplex further comprises a contemporary, fully equipped kitchen designed for both functionality and style. Three generously sized bedrooms offer ample space for family and guests, with the main bedroom standing out as a true sanctuary. This expansive master suite boasts bespoke, custom-designed wardrobes, offering abundant storage and a touch of refined elegance. Completing the duplex are a full, modern bathroom, a convenient guest toilet, and additional storage space, ensuring every practical need is met with sophistication.

The Independent Apartment: A World of Possibilities

Directly beneath the duplex, and with its own separate entrance, lies a beautifully appointed, fully independent apartment. This self-contained unit is a significant asset, offering unparalleled flexibility. Access is gained through a charming private terrace-patio, a secluded oasis perfect for quiet contemplation or intimate gatherings. Inside, the apartment features its own comfortable living and dining room, a well-equipped kitchen, and a spacious bedroom. This bedroom is a highlight, complete with a generous walk-in wardrobe, providing a luxurious dressing area. A full bathroom serves the apartment, ensuring complete comfort and privacy.

The independent apartment presents a multitude of opportunities: it can serve as an elegant guest suite for visiting friends and family, a dedicated space for multi-generational living, a high-yield rental opportunity, or a sophisticated home office away from the main living quarters. Its autonomy offers a level of privacy and convenience rarely found in urban properties.

Unparalleled Features and Modern Comforts

Both homes within this remarkable property underwent a comprehensive and meticulous renovation in 2020. This ensures that every corner reflects contemporary design, high-quality finishes, and modern functionality, providing a turn-key solution for its fortunate new owners. Beyond the residences themselves, the residential complex boasts a large communal parking area, securely located within gated grounds, offering invaluable convenience in a city where parking is a premium.

An Investment in Lifestyle and Location

This exceptional property represents an ideal opportunity for a diverse range of buyers. It is perfectly suited for families seeking spacious and adaptable living arrangements, for those desiring separate living spaces for extended family members or domestic staff, or for savvy investors looking to combine a luxurious main residence with a high-income rental unit. Its prime location, just minutes from the vibrant heart of Málaga city centre, ensures that residents can effortlessly enjoy the best of urban living while retreating to a serene and private sanctuary.

Important Information Regarding Purchase Costs

At Luxury Realty, we believe in full transparency throughout your property acquisition journey. Below is an estimate of the costs typically borne by the buyer for this property. Please note that these figures are indicative and designed to provide a comprehensive overview.

The purchase is subject to Property Transfer Tax (ITP) under Law 5/2021 on Devolved Taxes, with a maximum general rate of 7%. The taxable base will be the higher of the price stated in the deed and the cadastral reference value (Article 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances.

Notarial fees for the public deed and Land Registry fees are regulated by official fee schedules under Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively. Indicative estimates range from €500 to €2,000 for notarial fees and from €250 to €1,500 for Land Registry fees.

Administrative agency services (if voluntarily engaged, with freely agreed fees): estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 TRLRHL).

Estimated total cost for the buyer: €543,400. This estimate is indicative and is provided in accordance with Article 20.1(c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Our dedicated team is available to guide you through these financial aspects with expertise and clarity.

Seize the opportunity to own a truly unique property in one of Spain's most coveted locations. Contact Luxury Realty today to arrange a private viewing and discover the endless possibilities this extraordinary Málaga residence offers. Your dream home awaits.

Details

Reference	R5516542	Property Type	Apartment
Status	Sale	Price	494,000 €
Bedrooms	4	Bathrooms	2
Build size	122 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Air conditioning, Private garden, Lift, Parking