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



MÁLAGA CENTRO

798,500 €

REFERENCE R5528560

An Exquisite Urban Sanctuary: A Refurbished Townhouse in Málaga's Historic Heart

3	1	172 m²	40 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Luxury Realty is proud to present a unique opportunity to acquire a distinguished townhouse, affectionately known as a ‘Casa Mata’, nestled within the vibrant and culturally rich Historic Centre of Málaga. Located in the heart of Southern Spain, this exceptional property offers an unparalleled blend of traditional charm and contemporary living, perfectly tailored for the discerning buyer seeking an authentic Andalusian experience combined with modern comfort and significant investment potential.

Discover Málaga: A City of Enchantment

Málaga Centro is not merely a location; it is a lifestyle. Imagine residing amidst centuries of history, where every cobbled street tells a story, and architectural marvels stand as testaments to a rich past. From your doorstep, you are mere moments away from iconic landmarks such as the Picasso Museum, the majestic Málaga Cathedral, the ancient Roman Theatre, and the Alcazaba fortress. The city pulsates with artistic energy, world-class gastronomy, and a cosmopolitan atmosphere that has earned it the moniker "Capital of the Costa del Sol." Enjoy leisurely strolls to charming tapas bars, high-end boutiques, bustling markets, and the picturesque Muelle Uno port, offering stunning sea views and immediate access to the Mediterranean coastline. The strategic location ensures excellent connectivity, with major transport links easily accessible, facilitating exploration of the wider Costa del Sol and beyond.

The Property: A Blend of Heritage and Modernity

This charming ‘Casa Mata’ – a traditional Málaga townhouse characterized by its distinct multi-level structure and often a narrow façade – has been meticulously refurbished to an exacting standard. Spanning a generous 172 square meters of built area, the interior spaces have been thoughtfully redesigned to maximize natural light and enhance flow, creating an ambiance of sophisticated comfort. The recent refurbishment ensures that while the property retains its inherent character and historical appeal, it benefits from all the conveniences and aesthetic demands of modern living.

Upon entering, one is immediately struck by the quality of the finishes and the intelligent use of space. The residence features three well-proportioned bedrooms, each offering a tranquil retreat from the bustling city outside. These private havens are complemented by elegant fitted wardrobes, providing ample storage and contributing to a sleek, uncluttered aesthetic. The property boasts 1.5 impeccably appointed bathrooms, designed with contemporary fixtures and finishes that exude understated luxury and functionality.

Culinary Delights and Outdoor Living

At the heart of any home is its kitchen, and this townhouse does not disappoint. The fully fitted kitchen is a testament to modern design and practical elegance, equipped with high-quality appliances and ample counter space, making it a joy for both everyday meals and entertaining guests. Whether you are a seasoned chef or enjoy simple culinary creations, this space is designed to inspire.

One of the most coveted features of this urban gem is its expansive 40 square meter private terrace. This beautifully proportioned outdoor sanctuary provides an idyllic setting for al-fresco dining, morning coffees under the Andalusian sun, or evening cocktails with friends. It’s a private oasis amidst the historic urban fabric, offering a perfect blend of privacy and open-air enjoyment. Furthermore, the property benefits from a superb solarium, an elevated sun-drenched space offering additional opportunities for relaxation, sunbathing, or even creating a charming rooftop garden with panoramic city views.

An Investment with Future Potential

Beyond its immediate allure, this townhouse presents a compelling investment proposition. The property offers the exciting possibility of adding one more floor, subject to local planning permissions. This expansion potential could significantly increase

the living space, add further bedrooms, or create a magnificent rooftop lounge or even a separate apartment, thereby enhancing both its value and versatility. Málaga’s real estate market continues to be robust, driven by its growing reputation as a cultural capital, a burgeoning tech hub, and a top tourist destination. Properties in the historic centre are consistently in high demand, making this a sound investment for capital appreciation or lucrative rental yields.

Categorized as both an exceptional investment and a reduced offering, this townhouse represents extraordinary value in one of Spain's most sought-after locations. The imminent arrival of more photographs will further showcase the exceptional quality and charm of this magnificent residence.

Embrace the vibrant lifestyle of Málaga's Historic Centre with this outstanding townhouse. It is more than a home; it is an entry into a world where history, culture, and modern luxury converge. Contact Luxury Realty today to arrange a private viewing and secure your piece of Andalusian paradise.

Details

Reference	R5528560	Property Type	Terraced Townhouse
Status	Sale	Price	798,500 €
Bedrooms	3	Bathrooms	1
Build size	172 m²	Plot Size	–
Terrace	40 m²	Parking places	by request

Features

Investment

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