

MÁLAGA CENTRO

540 000 €

R5126008

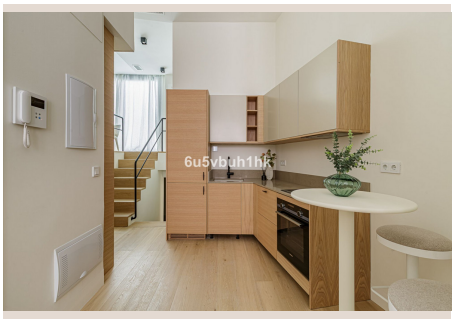
[redacted]

2	2	87 m²	8 m²
[redacted]	[redacted]	[redacted]	[redacted]













Welcome to an unparalleled opportunity presented by Luxury Realty: a prestigious new development offering exquisite residences in the vibrant pulse of Málaga Centro. This exclusive collection comprises only three magnificent properties, each designed to embody sophisticated urban living blended with the authentic charm of Southern Spain. We are delighted to unveil a stunning duplex ground floor apartment, a true masterpiece awaiting its discerning owner. With prices starting and fixed at 540,000 €, this is a unique chance to secure a bespoke home in one of Spain's most sought-after cities.

This exceptional duplex residence, featuring 2 bedrooms and 2 bathrooms, spans a generous 87.00 m², offering expansive living areas meticulously crafted for comfort and elegance. Slated for completion this year, these properties represent the pinnacle of modern design and luxury appointments, promising a lifestyle of convenience, culture, and undeniable sophistication right in the heart of Málaga.

Nestled in an incredibly prime location, this development boasts unparalleled proximity to Málaga's most iconic landmarks and bustling attractions. Imagine stepping out of your private sanctuary and finding yourself mere moments from the historic Plaza Uncibay, a vibrant square renowned for its lively ambiance, exquisite tapas bars, and charming cafes. The world-famous Teatro Cervantes, a beacon of arts and culture, is just a short stroll away, offering a rich calendar of performances, from classical concerts to contemporary plays. Furthermore, the illustrious Calle Larios, Málaga's premier shopping street and architectural marvel, with its high-end boutiques and elegant promenades, is virtually at your doorstep. This enviable position in Málaga Centro places you at the epicentre of the city’s rich tapestry of history, art, gastronomy, and modern urban conveniences. Located in Southern Spain, Málaga offers a captivating blend of sun-drenched beaches, a rich Moorish heritage, and a dynamic contemporary art scene, making it a truly global destination.

Be one of the privileged few to call this beautiful building home. This exclusive collection of only three residences ensures privacy, tranquility, and a sense of community among like-minded individuals. The duplex apartment itself is a testament to architectural brilliance, designed to maximize space, light, and comfort. One of its most striking features is the impressive ceiling height: a grand 4 meters in the main living areas, descending gracefully to 2.5 meters on the duplex level. This exceptional elevation creates an overwhelming sense of grandeur and openness, allowing natural light to flood the interiors and enhancing the overall spaciousness of the home.

The thoughtful layout is ingeniously divided into two floors, accommodating two well-appointed bedrooms and two luxurious bathrooms, ensuring ample space and privacy for residents and guests. A true highlight is the beautiful private patio, an urban oasis providing a serene outdoor retreat. This intimate space offers a seamless connection between the interior and exterior, perfect for morning coffees, al fresco dining, or simply enjoying Málaga's delightful climate in complete privacy.

Luxury and comfort are paramount in every detail of this residence. The property incorporates an advanced integrated climate control system, featuring underfloor heating throughout, ensuring optimal thermal comfort in every season. The cutting-edge Airzone system allows for individualized climate management in each room, providing personalized comfort with unparalleled efficiency. Furthermore, the inclusion of an aerothermia system underscores a commitment to sustainability and energy efficiency, harnessing renewable energy for heating, cooling, and hot water production, significantly reducing environmental impact and running costs. Extra-large windows, strategically oriented towards the patio, maximize natural light penetration and offer picturesque views, seamlessly blending indoor and outdoor living.

The interior finishes speak volumes of quality and contemporary design. The floors are laid with high-quality microcement, offering a sleek, modern, and highly durable surface that complements any decor. For those who prefer a more traditional warmth, a luxurious wooden floor option can be quoted. The heart of the home, the kitchen, is a masterpiece of functional design, sourced from the prestigious Swedish brand Ballingslöv. This top-tier kitchen comes fully equipped with a suite of premium Siemens appliances, ensuring a culinary experience that is both efficient and aesthetically pleasing. Every element, from the fixtures to the fittings, has been chosen for its superior quality, elegant design, and lasting durability.

This duplex ground floor apartment is more than just a home; it's an invitation to experience Málaga's captivating lifestyle at its finest. It represents an exceptional opportunity for those seeking a luxurious urban retreat, a sophisticated base for exploring Southern Spain, or a savvy investment in one of Europe’s fastest-growing real estate markets. Don't miss your chance to be one of the three fortunate owners of these magnificent residences in Málaga Centro. Contact Luxury Realty today to arrange a private viewing and discover the unparalleled elegance awaiting you.

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