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Luxury Realty
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Apartment in Málaga Centro

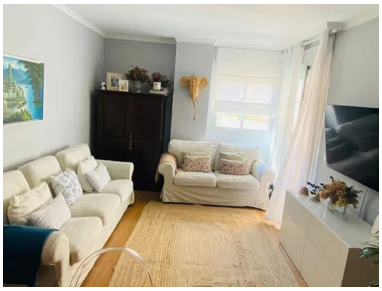
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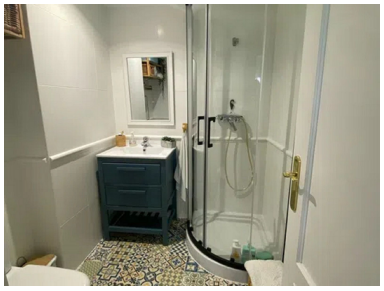


Bedrooms: 3
Bathrooms: 2
M² Build size: 93
Price: 557,500 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

Luxury Realty is delighted to present an unparalleled opportunity to acquire a magnificent middle floor apartment, perfectly situated in the heart of Málaga's thriving Perchel Sur district. This exquisite residence offers a harmonious blend of urban sophistication and coastal charm, embodying the very essence of upscale Mediterranean living. Spanning a generous 93 square meters, this property features three well-appointed bedrooms and two modern bathrooms, meticulously designed to provide comfort and elegance. Its prime location, coupled with an array of premium features, makes it an ideal sanctuary for those seeking a vibrant city lifestyle with all the conveniences at their fingertips.

Prime Location: The Heartbeat of Málaga

Nestled within the dynamic Perchel Sur district, this apartment boasts a location that is truly second to none. Perchel Sur, an integral part of Málaga Centre, is celebrated for its modern infrastructure, excellent connectivity, and a vibrant community atmosphere. You are mere steps away from the iconic Vialia-María Zambrano train station, providing high-speed rail links to major Spanish cities like Madrid and Seville, and direct access to Málaga-Costa del Sol Airport (AGP). This ensures effortless travel and connectivity, whether for business or leisure.

The allure of Málaga Centre itself is undeniable. As one of the oldest cities in the world and the bustling capital of the Costa del Sol in the south of Spain, Málaga offers an extraordinary fusion of historical grandeur and contemporary urban chic. Residents of Perchel Sur enjoy immediate proximity to the city's most emblematic landmarks, including the magnificent Málaga Cathedral, the historic Alcazaba fortress, and the Roman Theatre. Cultural aficionados will revel in the short stroll to world-class museums such as the Picasso Museum and the Carmen Thyssen Museum, enriching daily life with art and history.

Beyond its cultural treasures, Málaga Centre is a paradise for gastronomes and shoppers. The charming pedestrian streets are lined with an abundance of traditional tapas bars, gourmet restaurants, high-end boutiques, and local markets like the Mercado de Atarazanas, where fresh local produce and seafood are a daily delight. The vibrant port of Málaga, with its Muelle Uno leisure area, offers sophisticated dining, retail, and stunning sea views, all within easy reach. Furthermore, the beautiful sandy beaches of Malagueta are just a short walk or cycle away, inviting residents to indulge in the glorious Mediterranean sunshine and refreshing waters. Living in Perchel Sur means embracing a lifestyle where convenience, culture, and coastal beauty converge.

Exquisite Design and Modern Comforts

This middle floor apartment, distinguished by its 'Excellent' condition, promises a seamless move-in experience. From the moment you step inside, you are greeted by an atmosphere of refined elegance. The intelligent layout maximizes the 93 square meters of built space, creating a sense of openness and light. The property's south orientation is a significant advantage, ensuring an abundance of natural light throughout the day and contributing to a warm, inviting ambiance. This optimal exposure also aids in energy efficiency, making the most of Málaga’s abundant sunshine.

The apartment features three spacious bedrooms, each designed to offer a tranquil retreat. Fitted wardrobes in every bedroom provide ample storage solutions, maintaining a sleek and uncluttered aesthetic. The two contemporary bathrooms are finished to a high standard, offering both functionality and a touch of luxury. Comfort is paramount, with a state-of-the-art air conditioning system ensuring perfect climatic control year-round, regardless of the season.

The heart of this home is undoubtedly its fully fitted kitchen, equipped with modern appliances and offering a practical yet stylish space for culinary creations. Whether preparing a casual breakfast or hosting a dinner party, this kitchen meets all demands with ease. One of the standout features is the private terrace, an idyllic outdoor haven where you can enjoy your morning coffee, dine al fresco, or simply unwind while soaking in the urban surroundings. This private oasis offers a precious extension of the living space, a rare find in such a central location.

Further enhancing comfort and convenience, the apartment benefits from double glazing throughout, ensuring superior thermal and acoustic insulation. This creates a peaceful indoor environment, shielded from any city noise, while also contributing to energy savings. The building itself is equipped with a modern lift, providing effortless access to your apartment and ensuring accessibility for all.

Unrivalled Security and Urban Convenience

Security and peace of mind are paramount in this distinguished residence. The apartment is part of an exclusive gated complex, providing a secure and private environment for its residents. Complementing this, 24-hour security services offer an additional layer of protection, ensuring a safe and serene living experience within the vibrant city landscape. This commitment to security allows residents to fully relax and enjoy their upscale urban lifestyle without concern.

Furthermore, the property includes a private parking space, a highly coveted amenity in Málaga Centre. This eliminates the stress of searching for parking and offers direct, secure access to your home. The proximity to various transport links, including bus routes, the train station, and easy access to major road networks, underscores the apartment's exceptional convenience. Everything you need, from daily errands to international travel, is within effortless reach.

An Exceptional Investment Opportunity

Categorized as both an 'Investment' and 'Reduced' property, this middle floor apartment in Perchel Sur represents a truly compelling proposition for the discerning buyer. Málaga's real estate market continues to thrive, fueled by its booming tourism, cultural appeal, and status as a growing tech hub. Properties in prime central locations like Perchel Sur consistently demonstrate strong capital appreciation and offer excellent rental yield potential, making this an astute acquisition for both long-term residency and lucrative investment.

Luxury Realty proudly presents this opportunity to own a piece of Málaga's vibrant core. Whether you envision it as a permanent residence, a sophisticated holiday home, or a high-performing rental asset, this apartment delivers on all fronts. Its combination of prime location, excellent condition, modern amenities, and attractive pricing makes it a standout choice in the luxury segment. Do not miss the chance to experience the pinnacle of Mediterranean urban living.

Features:

Air conditioning, Lift, None, 24H Security, Parking, Investment