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Luxury Realty
real estate

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Apartment in Málaga Centro

Reference: R5200756



Bedrooms: 4
Bathrooms: 2
M² Build size: 171
Price: 420,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

An Unparalleled Investment Opportunity in Málaga City Centre: Secure Income & Exceptional Appreciation with Luxury Realty

Luxury Realty proudly presents an exclusive investment prospect nestled in the vibrant heart of Málaga City Centre, a jewel of Southern Spain rapidly emerging as one of Europe's most dynamic and sought-after urban destinations. This meticulously positioned four-bedroom, two-bathroom apartment, spanning a generous 170 square meters, offers a rare combination of immediate, secure rental income and substantial capital appreciation potential, making it an astute acquisition for the discerning investor.

Málaga, a city of contrasts where ancient history meets cutting-edge innovation, boasts a rich cultural tapestry, sun-drenched Mediterranean climate, and a quality of life that attracts international attention. This property places you directly at the nexus of this allure. Imagine being just a leisurely fifteen-minute stroll from Málaga's iconic Old Town, a labyrinth of historic streets brimming with captivating museums like the Picasso Museum and Carmen Thyssen Museum, breathtaking architectural marvels, and a world-renowned gastronomic scene. The city's famed vibrant nightlife, with its array of tapas bars, sophisticated restaurants, and lively cultural venues, is equally accessible, promising endless entertainment and enrichment right on your doorstep.

Beyond leisure and culture, the practicalities of daily life are effortlessly managed from this prime location. Within a mere five-minute walk, residents have access to all essential amenities: bustling local shops, modern supermarkets, and a comprehensive network of public transport options. This unparalleled walkability not only enhances the quality of life for any resident but also underscores the property's strong appeal to potential tenants, ensuring consistent demand and rental stability. The convenience factor is a powerful driver in any competitive urban rental market, and this property excels in providing it.

The apartment itself, situated on the second floor of a well-maintained building equipped with a convenient elevator, offers a bright and spacious living environment. Its dual orientation, embracing both the Northeast and Southeast, ensures an abundance of natural light throughout the day, creating an inviting and airy atmosphere. The thoughtful layout and generous proportions of its 170 square meters provide ample space for comfortable living, making it an ideal choice for families, professionals, or even as a high-end holiday rental should future market conditions or personal preferences dictate a change from long-term tenancy. Constructed in 1982, the building stands in solid condition, a testament to robust Spanish construction standards, providing a sturdy foundation ready for any contemporary aesthetic enhancements a future owner might envision.

What truly sets this offering apart is its compelling investment profile. The property comes with a trustworthy tenant already in place, operating under a valid rental contract for two additional years. This translates into immediate, uninterrupted rental income from the moment of acquisition, eliminating the typical void periods and initial search costs associated with new investments. This hassle-free income stream provides remarkable financial predictability and peace of mind for the new owner, positioning this as a truly turnkey investment.

Furthermore, this property is strategically priced significantly below its current market valuation for a quick and efficient transaction. While similar properties in this coveted Málaga City Centre location are estimated to command between €500,000 and €530,000, this exceptional opportunity is available for just €420,000. This substantial discount not only ensures an attractive entry point but also creates an immediate equity advantage, bolstering the investment's inherent value proposition. This is not merely a purchase; it's a strategic acquisition offering significant value capture from day one.

The potential for capital appreciation in Málaga is arguably one of Spain's strongest. The city has experienced an astonishing renaissance over the past decade, transforming into a global hub for technology, culture, and tourism. Its international airport, burgeoning cruise port, and high-speed rail connections cement its status as a gateway to Andalusia and beyond. Málaga is consistently ranked among the top European cities for quality of life, investment, and future growth, attracting a diverse influx of international residents, digital nomads, and sophisticated investors. This upward trajectory in demand, coupled with a finite supply of prime city-centre real estate, underscores the robust potential for this property's value to appreciate considerably over time. Investing in Málaga today means positioning oneself to benefit from this sustained economic and social vibrancy.

In summary, Luxury Realty presents an unparalleled opportunity to acquire a robust investment property in Málaga City Centre. With its generous dimensions, prime location offering exceptional access to culture and amenities, immediate and secure rental income, and a purchase price significantly below market value, this 4-bedroom, 2-bathroom apartment represents a golden ticket. It combines the immediate gratification of passive income with the profound long-term potential for capital growth in one of Spain's most dynamic and promising real estate markets. Do not miss the chance to secure your foothold in this thriving Andalusian metropolis.

Features:

None, Air conditioning, Heating, Lift, None, Parking, Investment, Resale