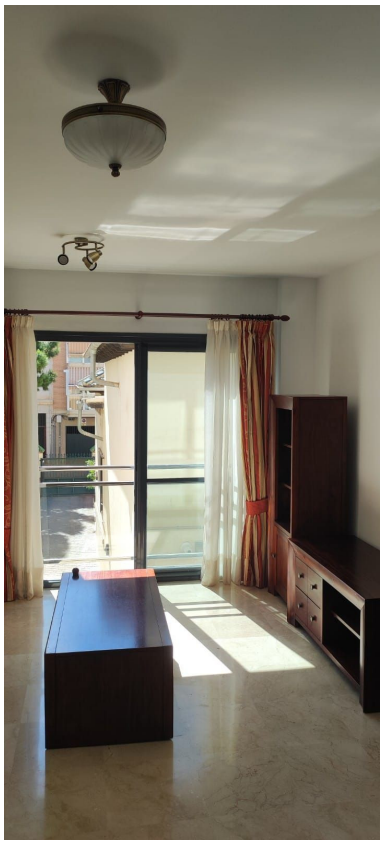
Apartment in Málaga Centro

Reference: R5248675



Bedrooms: 3	Bathrooms: 2	M² Build size: 104	Price: 409,750 €
Status: Sale	Property Type: Apartment	Parking places: by request	M² Plot Size:













Overview:

Welcome to an exceptional opportunity to acquire a sophisticated middle floor apartment, perfectly situated in the highly coveted Conde de Ureña area of Málaga Centre, a vibrant jewel in the crown of Southern Spain's illustrious Costa del Sol. This residence, spanning a generous 90 square metres, presents a harmonious fusion of modern comfort, practical design, and an unbeatable location, making it an ideal choice for discerning buyers seeking an elevated urban lifestyle or a strategic investment.

A Location Beyond Compare: Málaga Centre & The Conde de Ureña Enclave

Nestled in the dynamic heart of Málaga Centre, specifically within the distinguished Conde de Ureña area, this exquisite apartment offers an unparalleled blend of historic charm and contemporary convenience. Málaga, a city that has gracefully transformed into one of Southern Spain's most sought-after destinations, is a dynamic hub renowned for its rich cultural tapestry, world-class gastronomy, and lively urban atmosphere. From the iconic Picasso Museum and the ancient Alcazaba fortress to the majestic Málaga Cathedral and the Roman Theatre, the city centre is a living testament to centuries of history and artistry, all within effortless reach.

The Conde de Ureña district itself is a highly regarded residential enclave, offering a serene retreat from the bustling city core while remaining exceptionally well-connected to all essential amenities and attractions. Residents here enjoy the tranquility of a peaceful neighbourhood, often characterized by its elegant architecture and tree-lined streets, combined with the immediate access to Málaga’s vibrant pedestrian thoroughfares, high-end boutiques, gourmet tapas bars, and acclaimed restaurants. The area provides a perfect balance for those seeking both an exclusive, quiet living environment and the excitement of city life, ensuring every convenience is just moments away.

This strategic positioning in Southern Spain on the illustrious Costa del Sol also means residents benefit from over 300 days of glorious sunshine annually, access to beautiful Mediterranean beaches just a short drive away, and excellent international transport links via Málaga-Costa del Sol Airport. The city’s port, Muelle Uno, further enhances its appeal, offering waterfront dining, shopping, and leisure activities, solidifying Málaga Centre's status as a global destination and a prime place to reside.

Impeccable Design & Premium Features

Step inside this meticulously maintained residence, where every detail speaks of quality and comfort. The apartment boasts three well-proportioned bedrooms and two elegantly appointed bathrooms, providing ample space and privacy for families or guests. With a built area of 90 square metres, the layout is thoughtfully designed to maximise both functionality and natural light, creating an inviting and airy ambiance throughout the home.

The condition of this property is truly excellent, reflecting a commitment to superior upkeep and modern finishes. Prospective owners will appreciate the ready-to-move-in status, requiring no immediate renovations or updates. The kitchen is fully fitted, equipped with contemporary appliances and sleek cabinetry, making it a joy for culinary enthusiasts and perfect for entertaining. The seamless integration of design and utility ensures a sophisticated and practical space.

Further enhancing the living experience are a host of premium features. A modern lift provides effortless access to the apartment, a significant advantage in urban settings. Fitted wardrobes in the bedrooms offer elegant and practical storage solutions, contributing to a clutter-free environment. The inclusion of double glazing not only ensures enhanced thermal insulation and energy efficiency but also provides a peaceful sanctuary from any urban sounds, guaranteeing tranquility within your home. Its proximity to transport links further underscores its convenience, connecting residents effortlessly to all parts of the city and beyond.

Exclusive Amenities & Investment Potential

Beyond the exquisite interiors, this property offers invaluable amenities that elevate the urban living experience. A private parking space is included, a luxury in the bustling city centre of Málaga, providing secure and convenient vehicle storage. Additionally, a dedicated storage room offers ample space for personal belongings, helping to maintain a pristine and organised home environment.

Categorised as both an 'Investment' and a 'Reduced' property, this apartment presents a compelling proposition for astute buyers. Málaga's real estate market continues to demonstrate robust growth, driven by its enduring appeal as a tourist destination and a preferred choice for international residents. The prime location, coupled with the apartment's excellent condition and premium features, ensures strong rental demand for both short-term holiday lets and long-term rentals, promising attractive returns on investment. The 'Reduced' status signifies an exceptional value proposition in a highly competitive market, making this an opportune moment to secure a prime asset in Southern Spain.

This exquisite middle floor apartment in Málaga Centre's prestigious Conde de Ureña area represents more than just a home; it's an entry into a coveted lifestyle of unparalleled convenience, refined comfort, and strategic investment potential in one of Southern Spain's most desirable and dynamic locales. It is an ideal primary residence, a luxurious holiday retreat, or a high-performing asset for your portfolio.

Features:

Lift, Parking, Investment