Апартамент в Málaga

Референция: R5435851



Спальни: 4	Ванные: 3	М² Размер: 196	Цена: 1 250 000 €
Статус: Продажа	Тип недвижимости: Апартамент	Места: по запросу	М² Участок:













Описание:EXCLUSIVE RENOVATED STATELY RESIDENCE ON CALLE NIÑO DE GUEVARA – HISTORIC CENTRE OF MÁLAGA Exclusive 196 m² built residence for sale featuring 4 bedrooms, 3 bathrooms, a separate living room, separate dining room, a fully renovated and equipped kitchen, located in a historic building with a lift. Price: €1,250,000 Community fees: €102.06/month Property tax (IBI): €755.32/year We are delighted to present this exceptional residence located on the iconic Calle Niño de Guevara, one of the most prestigious and sought-after addresses in Málaga's Historic Centre. Situated in a historic building with a lift, this remarkable property perfectly combines the charm of traditional architecture with a high-quality comprehensive renovation, preserving its stately character through high ceilings, generous living spaces, and abundant natural light. With a total built area of 196 m², the property offers an elegant and functional layout. It features four spacious bedrooms, all bright and benefiting from balconies, with the master bedroom enjoying an en-suite bathroom. In addition, there are three full bathrooms, two entrance halls, a large separate living room, and an independent dining room, both with balconies overlooking the street, creating ideal spaces for family living as well as entertaining guests. The kitchen has been completely renovated and fitted with premium-quality materials and finishes, introducing a contemporary design that perfectly complements the historic essence of the property. The layout clearly separates the living and sleeping areas, providing comfort, privacy, and exceptional versatility. The location is undoubtedly one of its greatest attractions. Just a short walk from the Picasso Museum, Plaza de la Merced, Teatro Cervantes, Málaga Cathedral, and the city's finest shopping streets, restaurants, and cultural attractions, this property allows you to enjoy the very best of Málaga's historic centre with every amenity at your doorstep. Adding to its uniqueness, the property has significant cultural and historical value. It was once the home of the Málaga-born writer and painter Francisco Moreno Ortega, whose work was deeply connected to the city's identity and everyday life. Furthermore, this very building was also the residence and studio of the renowned 19th-century costumbrista painter José Denis Belgrano (1844–1917), as commemorated by the plaque displayed beside the building's entrance. These historical connections make this residence a truly unique property within Málaga's real estate market. A rare opportunity to acquire an exceptional home that combines history, elegance, generous living spaces, and a prime location in one of Málaga's most exclusive and desirable neighbourhoods. In accordance with Andalusian Decree 218/2005 of 11 October, regulating consumer information in the sale and rental of residential properties in Andalusia, buyers are informed that notary fees, Land Registry fees, Property Transfer Tax (I.T.P.), and any other costs associated with the purchase or rental are not included in the advertised price. Agency fees are included in the sale price. The information provided, including floor areas, prices, conditions, and property availability, is for guidance purposes only and does not constitute a legally binding offer. It may be subject to change without prior notice, and availability should be confirmed at the time of enquiry. Energy Performance Certificate: in progress.

Особенности:

Лифт