

Malaga

Apartment / Apartamento

€825,000

Ref: X22524



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149 m²



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Consumption
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Emissions
Applied for

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Property Purchase Expenses

Property price	€825,000 (£711,893)
Transfer tax 7%	€57,750 (£49,832)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,294)

Standard form of payment

Reservation deposit	€3,000 (£2,589)
Remainder of deposit to 10%	€79,500 (£68,601)
Final Payment of 90% on completion ...	€742,500 (£640,703)

* Prices quoted in Pounds are illustrative and should only be used as a guide.

* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

* Price valid until sold

* Conveyancing not included

* The DIA is available at our office according to the Decree 218/2005

Description

Step into a piece of Málaga's living history with this extraordinary apartment—where 19th-century elegance meets modern sophistication. Nestled within one of the city's most iconic and beautifully preserved buildings, this home lies at the very heart of the Old Town, occupying the noble (main) floor of a stately residence crafted in 1870 by famed architect Joaquín Rucoba.

Once a grand family mansion, the building still exudes the charm and soul of Andalusian heritage. Its stone façade is detailed with delicate floral carvings, and its classic wooden windows are framed by vibrant stained glass. As you step inside, a sense of grandeur welcomes you: a majestic entrance hall, soaring ceilings, and an ornate central staircase—now accompanied by a discreet modern lift—set the tone for what awaits above.

Perched on the principal floor, the apartment itself is a masterclass in balance—where contemporary design enhances, rather than replaces, its historic bones. The spacious living room is bathed in light and history, with sweeping views over Calle Carretería, the river, and the iconic Tribuna de los Pobres—a front-row seat to Málaga's famous Holy Week celebrations. Original balconies, glazed wood enclosures, and lofty ceilings lend depth, character, and a timeless atmosphere to every corner.

The layout includes three bedrooms, each carefully considered. One is currently styled as a home office, complete with a balcony overlooking the street below. The serene master suite features an elegant en-suite bathroom, while a second bathroom, equally refined, serves guests and the remaining bedroom. Custom wardrobes with integrated LED lighting add modern comfort without compromising charm.

At the centre of the home lies a showstopping designer kitchen—sleek and functional—with high-end integrated appliances and a clever glass partition that opens or closes the space to the living area, depending on your mood or occasion.

The entire apartment is climate-controlled and comes fully furnished, with a curated selection of sustainably designed pieces made from recycled and recyclable materials. Soft LED lighting highlights the natural light that floods in throughout the day.

As an added luxury, a private parking space nearby—available separately—offers a rare convenience in such a central and sought-after location.

This is more than just a property. It's a dialogue between past and present, a sanctuary of beauty and light, and an invitation to live Málaga's most historic heart in a uniquely refined way.

* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible