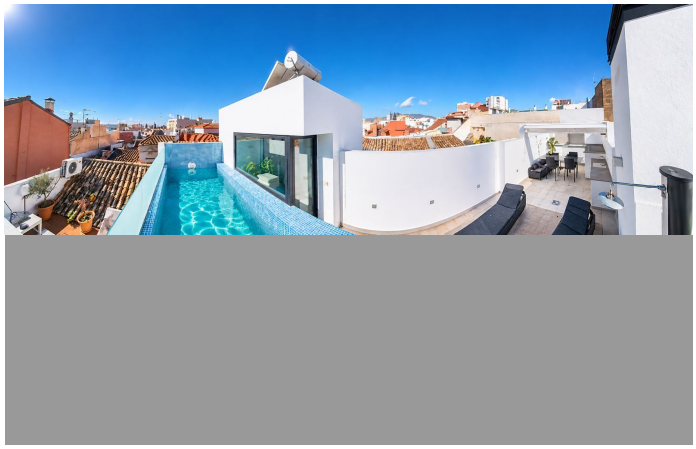
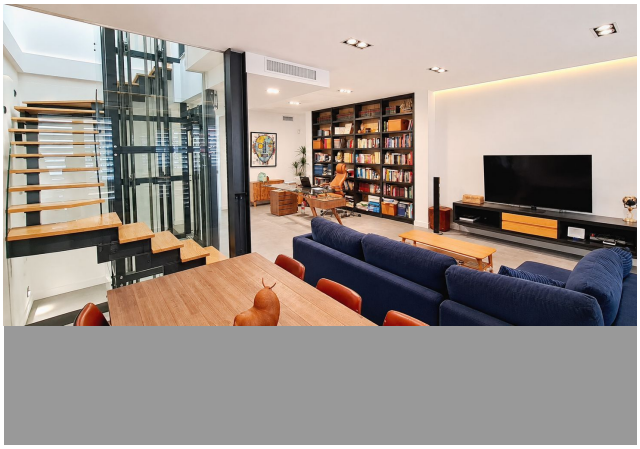
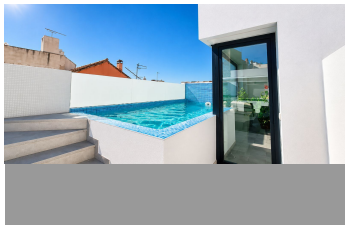
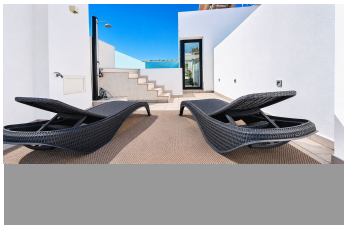
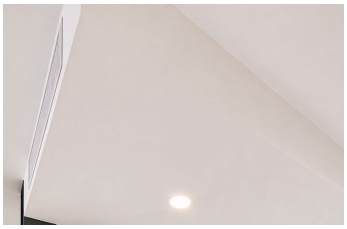
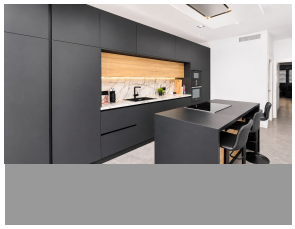
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House in Málaga Centro

Bedrooms	**3**	Bathrooms	**4**	Built	**347m2**	Plot	**0m2**

R5538961	**House**	**Málaga Centro**	**2.950.000€**

LUXURY TOWNHOUSE WITH PRIVATE ROOFTOP POOL, DOUBLE GARAGE AND TOURIST RENTAL REGISTRATION – MÁLAGA CITY CENTRE EXCLUSIVITY, PRIVACY AND CONTEMPORARY DESIGN IN THE HEART OF MÁLAGA Located in Málaga's historic centre, just 100 metres from the Cervantes Theatre and 200 metres from Plaza de la Merced, this exceptional townhouse offers 347.82 m² of built area and a private rooftop terrace of approximately 50 m², including a heated swimming pool. Built in 2021 for the owner's personal use, the property stands out for its contemporary architecture, high-quality finishes, privacy and outstanding energy efficiency, with an A rating. A rare combination in central Málaga: a private swimming pool, lift, double garage and spacious interiors designed for maximum comfort. MAIN FEATURES - 347.82 m² built area - Private rooftop terrace of approximately 50 m², including the pool - Heated private swimming pool with a 12.58 m² water surface and counter-current swimming system - 3 bedrooms and 3 full bathrooms, including one en-suite - 1 additional guest toilet - Master bedroom with walk-in wardrobe and private balcony - Spacious living room of approximately 50 m² - Modern open-plan kitchen with central island - Interior courtyard - Private lift connecting the ground floor to the rooftop - Enclosed private garage for 2 vehicles - 3 storage rooms - Multipurpose room of over 40 m² - Airzone zoned climate control throughout the property - Security windows with double glazing - High-quality acoustic and thermal insulation - Smart electrical system and

three-phase power supply - Solar water heating system - South-facing orientation - Built in 2021 - Energy efficiency rating A for both consumption and emissions - Active tourist rental registration EXCLUSIVE LIVING SPACES AND COMFORT The approximately 50 m² living room connects seamlessly with a contemporary open-plan kitchen featuring a central island, creating a spacious, elegant and functional living environment. The private rooftop terrace of approximately 50 m², featuring a heated swimming pool with a counter-current swimming system, offers an exclusive setting to relax and enjoy the Mediterranean climate in complete privacy. The ground floor includes a private double garage, storage areas and a versatile room of over 40 m², ideal for a home gym, private cinema or office. PRIME LOCATION Situated on a quiet street in Málaga's historic centre, within walking distance of the Cervantes Theatre, Plaza de la Merced, museums, restaurants, boutiques and everyday amenities. An exceptional location that combines Málaga's vibrant cultural and gastronomic lifestyle with the privacy and tranquillity of an independent home. IDEAL FOR - Buyers seeking an exclusive residence in Málaga city centre - Families who value privacy, generous living spaces and modern technology - International buyers looking for a luxury second home - Investors interested in a distinctive property with active tourist rental registration, subject to applicable regulations AN EXCEPTIONAL HOME WHERE CONTEMPORARY DESIGN, PRIVACY AND COMFORT COME TOGETHER IN THE HEART OF MÁLAGA. Contact us for further information or to arrange a private viewing. The agency commission is included in the advertised price. No additional agency fees are payable by the buyer. In accordance with Decree 218/2005 of the Regional Government of Andalusia, taxes, notary fees, Land Registry fees and other costs associated with the ?purchase ?are ?not ?included ?in the advertised ?price. ?Property areas and features should ?be verified ?against official ?documentation. ?All information is provided ?for ?guidance ?purposes ?only ?and ?is ?non-contractual.

Access for people with reduced mobility	Access for people with reduced mobility	Basement
Covered Terrace	Double Glazing	Ensuite Bathroom
Fitted Wardrobes	Guest Apartment	Home automation / smart home
Jacuzzi	Lift	Marble Flooring
Near Church	Near Transport	Private Terrace
Solarium	Storage Room	