



## HOUSE 7 BEDROOMS 3 BATHROOMS IN MÁLAGA ESTE

📍 Málaga Este

REF# R5426305 1.840.000 €

BEDS

7

BATHS

3

BUILT

293 m<sup>2</sup>

PLOT

773 m<sup>2</sup>

Beautiful detached villa located in the privileged area of Málaga Este, just five minutes' walk from the beach. Its condition as an isolated home provides an extraordinary sense of peace, privacy, and intimacy, a combination that is increasingly difficult to find in such an established and sought-after location. All this, while remaining perfectly integrated into an urban setting with all services within easy reach.

Built in 1936, this property retains the essence of period architecture: high ceilings, original hydraulic tile floors, spacious and bright rooms, and an architectural character that conveys authenticity and elegance. Surrounded by large gardens with lush tropical vegetation, the house offers a unique atmosphere, with charming outdoor corners that evoke a true Mediterranean oasis. Its Mediterranean-inspired architecture, with warm tones, stately staircases, characterful porches, and terraces opening onto the garden, makes this property truly unique. The south-facing orientation ensures excellent natural light throughout the day, strengthening the connection between the interior and exterior.

Although the house requires renovation, it represents an exceptional opportunity to create a charming residence with personality, respecting its original essence and adapting it to a contemporary lifestyle. In addition to its value as a home, it offers significant development and investment potential: it is possible to keep it as a large single-family home, divide it into 2 or 3 single-family homes, extend the construction by an additional 170.5 m<sup>2</sup>, or develop 3 homes on independent plots, with a total buildable area of 463 m<sup>2</sup>. As for its layout, the house is arranged over two floors and also includes a third independent property, apartment-style, which greatly expands its range of uses.

The upper floor, where the main entrance is located, has a pleasant outdoor area with a portable pool and solarium, as well as a charming entrance porch. Inside, the main living room serves as the hall and distributor. This floor has 4 bedrooms with high ceilings, built-in wardrobes and original features of great value, as well as 2 full bathrooms, a pantry, and a kitchen with an exterior window and direct access to the terrace and porch. The lower floor currently functions as a second property. It has 3 bedrooms, a living room with garden views, kitchen, full bathroom, guest toilet, storage-laundry room area, and auxiliary storage spaces. Like the main floor, it retains the high ceilings and numerous original architectural details.

A truly unique property, ideal both for those seeking a residence with history and soul and for investors who can appreciate its excellent location, versatility, and enormous potential for appreciation. Situated in one of the most sought-after areas of Málaga Este, the house enjoys a well-established residential setting, just minutes from the beach and with all services, shops, and transport connections nearby, perfectly combining tranquility and convenience in a privileged enclave.



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ESTATES



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La ordenanza UAS-1 (Vivienda Unifamiliar Aislada 1) es la más intensiva de todas las subzonas UAS del PGOU de Málaga. Sus parámetros principales son los siguientes:

Parámetro	UAS-1
Edificabilidad neta	0,60 m <sup>2</sup> /m <sup>2</sup> s
Parcela mínima	200 m <sup>2</sup>
Fachada mínima	8 m
Ocupación máxima	50 %
Retranqueo a vial	2 m
Retranqueo a linderos privados	3 m (con carácter general)
Altura máxima	PB + 1 planta (7 m)
Uso característico	Vivienda unifamiliar aislada