



# Middle Floor Apartment in Málaga Centro

Price € 1,480,000

Bedrooms	4
Bathrooms	3
Build Size	168 m <sup>2</sup>
Plot Size	168 m <sup>2</sup>

## SETTING

- ✓ Close To Port
- ✓ Close To Town
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Close To Sea

## ORIENTATION

- ✓ South

## CONDITION

- ✓ Excellent

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Central Heating

## VIEWS

- ✓ Panoramic
- ✓ Urban
- ✓ Street

## FEATURES

- ✓ Near Transport
- ✓ Ensuite Bathroom
- ✓ WiFi
- ✓ Utility Room

## FURNITURE

- ✓ Optional

## KITCHEN

- ✓ Partially Fitted

## CATEGORY

- ✓ Luxury

Exceptional historic residence with four bedrooms, three bathrooms, and two living rooms, located in Picasso's birthplace house in Plaza de la Merced, the most historic area of Málaga. Its meticulous luxury restoration in 2023 preserves 4.2-meter-high beam ceilings, original 19th-century floors, and 3-meter wooden doors. Additionally, the residence features amenities such as central air conditioning and exterior carpentry with soundproofing. The privileged first-line views over the Plaza, along with a flexible layout that allows for the configuration of a three-bedroom home and an independent studio, highlight the property's uniqueness and versatility.

This 164-year-old iconic house embodies the cultural soul of Málaga, just steps away from museums, galleries, and the best restaurants. This is a unique opportunity for art and heritage collectors; Picasso was born, lived, and worked within these very walls. The home shares the entrance and staircase used by the master himself, an unparalleled provenance in the very heart of the city.

The tall wooden-framed windows feature colourful stained-glass details that project a prismatic play of light over stately rooms and frame expansive views of Plaza de la Merced. The newly installed exterior carpentry, with soundproofing, guarantees a peaceful refuge in an unmatched central location. The property includes five elegant French balconies.

Impressive 4.2-meter-high ceilings with exposed beams, 3-meter doors, and original 19th-century tiles anchor a high-end renovation that honours the building's heritage while enhancing everyday comfort. The spa-style bathrooms offer generous dimensions and rain-effect showers; central air conditioning serves the entire residence. The versatile layout allows for an independent studio or three-bedroom apartment. At the moment, it's functioning as an Airbnb, making this ideal for guests or additional income as a short-term rental.

#### Christie's Insight:

From our expert Mónica Gruber, what defines this residence is its rare combination of historical provenance and functional versatility within the heart of Málaga. The meticulous restoration preserves original architectural elements while introducing modern comfort, creating a balanced living environment that respects the building's cultural significance. Its direct connection to Pablo Picasso, combined with first line views over Plaza de la Merced, positions the property as a highly distinctive asset.

Please contact us to receive the dossier, floor plans, and full financial details.

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# GALLERY







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