

MÁLAGA



bedrooms **2** bathrooms **2** built _{m2} **183** terrace _{m2} **22**

PENTHOUSE OCTAVIA 44 – LUXURY FRONTLINE BEACH DUPLEX IN MÁLAGA

Octavia 44 is a luxurious two-bedroom, two-bathroom duplex penthouse with a guest toilet, 183 sqm of built space, and a 22 sqm terrace located front line beach in West Malaga.

The penthouse is defined by the seamless connection to the Mediterranean. The open-plan layout and sophisticated materials create an atmosphere of understated luxury, blending indoor and outdoor spaces effortlessly.

The Open spaces, large windows and a careful interior distribution make all the areas in the home bright spaces that provide extra comfort and well-being allowing natural light to flood the interiors and emphasizing the spectacular sea views. The open-concept kitchen and living room serve as the heart of the home, designed with elegance, functionality, and premium finishes.

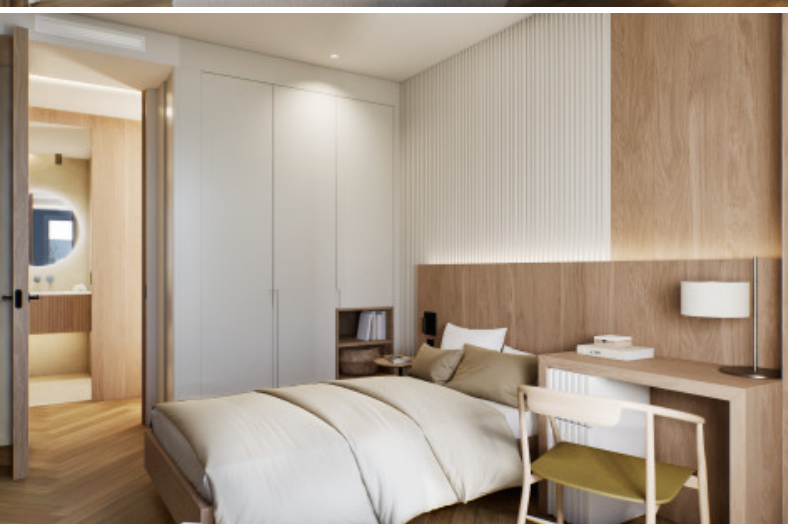
Every detail of Octavia ...

community --
month

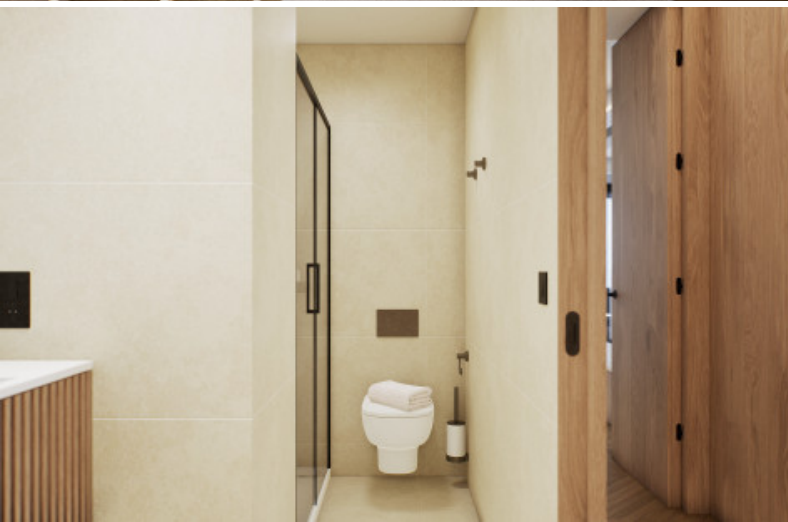
garbage --
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ibi --
year

for sale **1.985.000 €**



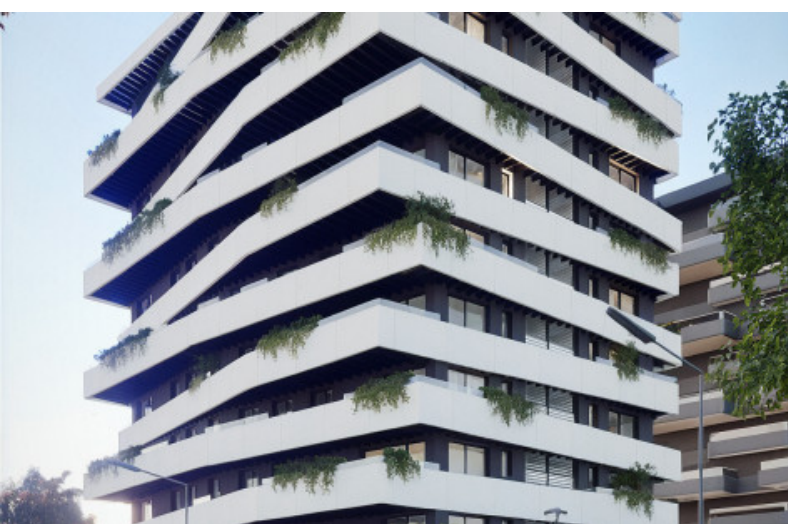












Malaga

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Every detail of Octavia 44 has been carefully considered, combining natural finishes with top-tier craftsmanship. The double-height ceilings elevate the aesthetic, creating a dramatic and airy ambiance, while the finest materials ensure both beauty and longevity.

The kitchen and bathrooms feature high-end finishes from globally recognized brands, including Saloni, Roca, Cosentino, Vescom, Dekton, and Grohe. The elegance and simplicity of these premium materials result in a home that is both functional and visually striking, standing out for its sophistication and quality.

Octavia 44 offers a lifestyle centered around comfort, privacy, and well-being. The rooftop infinity pool, suspended 40 meters above the ...

Reference	607909	Beds	2	Built m²	183
Type	Duplex Penthouse	Baths	2	Interior m²	162
Location	Malaga	En-suite Baths	1	Terrace m²	22
		Guest Toilets	1	Plot m²	---
		Pax	---		
Pool	Communal	Community	---	Levels	---
Garden	No	Garbage	---	Floor	---
Garage	Private	IBI	---	Orientation	West
Parking slots	5	Construct Year	2026	EPC	In Progress
		Renovation year	---		

For sale
1.985.000 €

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th.

ground, provides panoramic views of the Mediterranean, while the fitness center offers modern equipment for a complete wellness experience.

A co-working space ensures a productive yet relaxing work environment with sea views, and a multipurpose area can be adapted to meet the needs of the community.

Octavia integrates advanced smart home technology, allowing residents to control lighting, temperature, and security effortlessly. The development also promotes sustainable mobility, with pre-installed charging stations for electric vehicles and bicycles.

For those looking to personalize their space, Bakpak Architecture Studio offers a bespoke interior design service, allowing homeowners to customize flooring, furniture, and other finishes to create a home that truly reflects their style.

Málaga is a city that balances history, culture, and modern sophistication. Founded by the Phoenicians, it boasts an impressive historical legacy, with landmarks such as the Alcazaba fortress, Roman Theatre, and its grand Cathedral.

Today, the city has become a cultural hub of southern Europe, home to over 40 museums, including the Picasso Museum, Thyssen Museum, Pompidou Centre, and Contemporary Art Centre (CAC).

Málaga's gastronomic scene is equally impressive, with a growing selection of Michelin-starred restaurants and world-class culinary experiences. The city thrives with festivals, theatre, dance, music, and film events throughout the year, making it a dynamic place to live.

With its prime beachfront location, striking double-height ceilings, world-class materials, and exceptional amenities, Octavia 44 is more than just a residence it is a statement of refined coastal living.