

CENTURY 21 *Luxe*

PRIVATE PROPERTY COLLECTION

MÁLAGA
PLAZA LA MERCED

BENALMÁDENA
MARINA

MARBELLA
OLD TOWN

THE COSTA DEL SOL COLLECTION

Property Portfolio

Exclusively presented by CENTURY 21 Luxe

RESPONSIBLE AGENTS

Dries Van Horenbeeck and Simon Decock

MÁLAGA / BENALMÁDENA / MARBELLA

THE PEOPLE BEHIND THE PORTFOLIO

International reach. *Costa del Sol expertise.*



80+

COUNTRIES

11,000+

AGENCIES

131,000+

AGENTS

CENTURY 21

Founded in the United States in 1971, CENTURY 21 is a global real estate network built on local expertise. Its agencies guide buyers and sellers through their property transactions, combining personalised service with international marketing, technology and more than five decades of experience.

CENTURY 21 Luxe on the Costa del Sol

CENTURY 21 Luxe connects discerning buyers and investors with distinctive properties on the Costa del Sol. From Marbella and Benahavís to the coast's most sought-after settings, we combine local insight with international reach to identify opportunities aligned with each client's ambitions.

Our multilingual team offers a discreet, highly personal service, supported by a dedicated investment department and Private Office. Whether acquiring an exceptional home, exploring a development opportunity or expanding a property portfolio, clients benefit from considered guidance and access to specialist partners, from the first conversation through to acquisition and beyond.

LINKS: [CENTURY 21](#) / [CENTURY 21 Luxe](#)

Distinctive addresses. *Exceptional possibilities.*

A considered collection of complete buildings, hospitality addresses and commercial premises across the Costa del Sol. Málaga's cultural heritage, Puerto Marina's coastal character and central Marbella's established appeal are joined by an additional urban plot in El Rosario.

€21,041,000

COMBINED ASKING PRICES

9 properties / 3 cities + extra

Combined figure is the sum of the individual asking prices. Prices and property particulars are supplied by the owner.

MÁLAGA	€10,346,000	
Casa Museo La Merced	€3,699,000	05
Eduardo Domínguez Ávila 9	€1,499,000	07
San Juan de Letrán 11	€2,599,000	09
Calle Frailes 4	€2,549,000	11
BENALMÁDENA	€4,998,000	
Calle Velázquez 32	€3,699,000	15
Calle de la Fragata 9	€1,299,000	17
MARBELLA	€4,298,000	
Calle Pedraza 3	€2,699,000	21
Mercado Municipal	€1,599,000	23
EXTRA: PLOT EL ROSARIO	€1,399,000	
Plot El Rosario	€1,399,000	27

Photo galleries, city maps and links throughout.

Málaga

Heritage. Culture. Distinctive city addresses.

M01 Casa Museo La Merced

Heritage apartment building

M02 The Málaga Studio Collection

Studio apartment building

M03 Casa Letrán

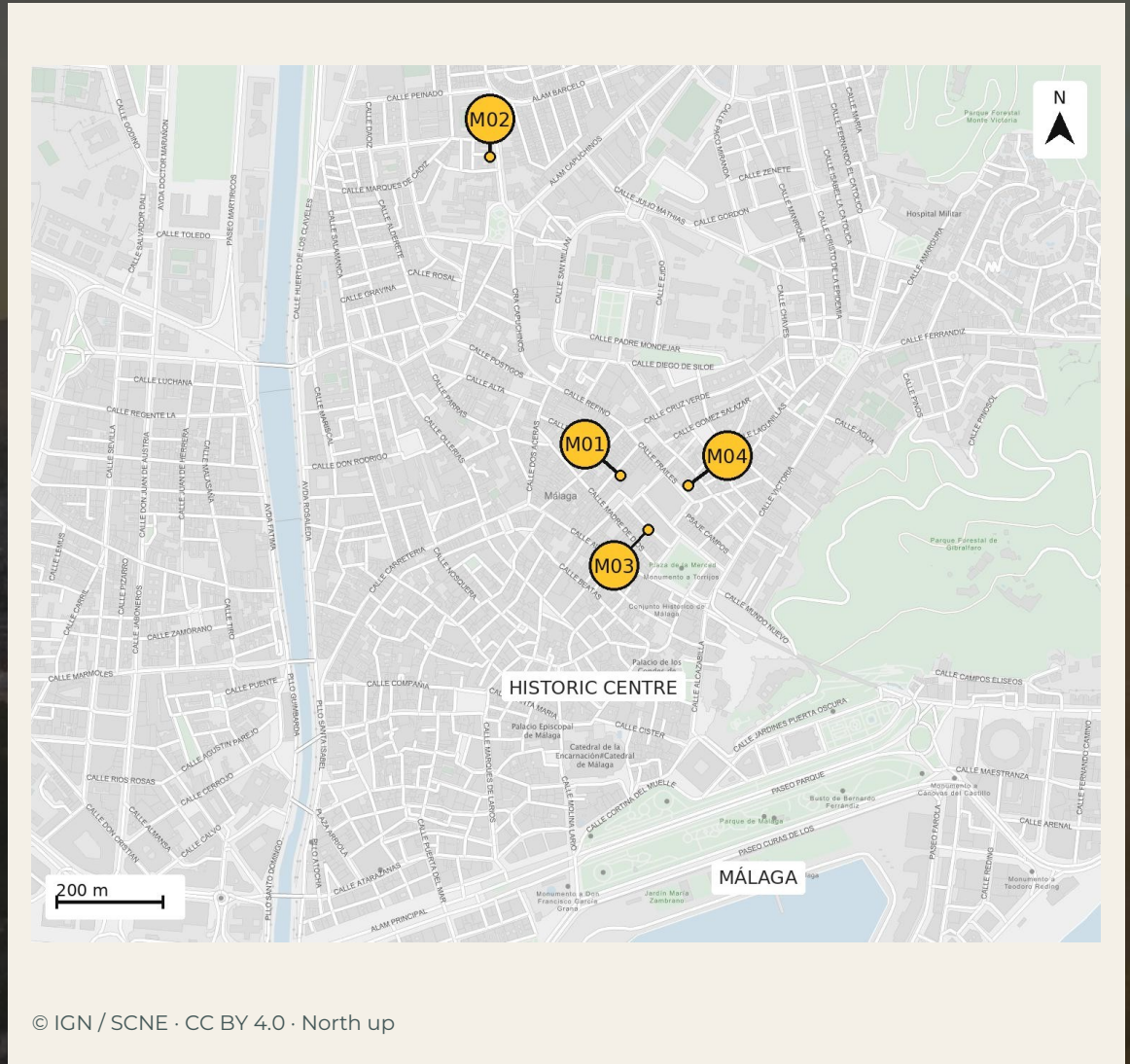
Guesthouse & restaurant

M04 Merced Market Residences

Apartment & commercial premises

THE COSTA DEL SOL COLLECTION

THE COSTA DEL SOL COLLECTION



M01 / MÁLAGA

Casa Museo La Merced

Heritage apartment building

Calle Hinestrosa 16, Málaga



Courtyard of Casa Museo La Merced.



ASKING PRICE

€3,699,000

PROPERTY PROFILE

7 apartments / Approx. 340 m² / Historic character

Behind a richly detailed façade, Casa Museo La Merced offers a hospitality experience shaped by art, architecture and Málaga's cultural history. A characterful courtyard, ornamental tiles and distinctive interiors frame seven apartments. Recognised on the city's official Picasso Route as a former residence of Picasso's paternal family, the building brings a compelling cultural identity to a boutique accommodation collection.

- Six one-bedroom apartments and one two-bedroom apartment.
- A distinctive heritage setting with an established hospitality identity.

Reported annual rent

€105,000 + VAT

LINKS: [View location](#) / [Property / photos](#) / [Official Picasso Route](#)

History, lived in.



Courtyard, ornamental tilework and individual apartment interiors.

M02 / MÁLAGA

The Málaga Studio Collection

Studio apartment building

Calle Eduardo Domínguez Ávila 9, Málaga



Supplied exterior photograph. Vehicles digitally removed.

*One address.
A cohesive collection.*

LINKS: [View location](#) / [Accommodation](#)

ASKING PRICE

€1,499,000

PROPERTY PROFILE

6 studios / Lift

An entire building with six independent studios and lift access. Each studio brings together living, sleeping and kitchen space in a light-filled urban setting. A consistent layout creates a cohesive accommodation collection with an established rental stream.

- Six studio apartments held within one complete building.
- Lift access and a cohesive accommodation configuration.

Reported annual rent

€54,000 + VAT

A considered way to stay.



The studio collection: living, sleeping and kitchen spaces.

M03 / MÁLAGA

Casa Letrán

Guesthouse & restaurant

Calle San Juan de Letrán 11, Málaga



Casa Letrán Guest House: living, dining and kitchen area.

*The city at your door.
A quieter world above.*

LINKS: [View location](#) / [Casa Letrán / photos](#) / [CAOS Restaurante](#)

ASKING PRICE

€2,599,000

PROPERTY PROFILE

Approx. 400 m² / Restaurant / Accommodation

At this complete building in Málaga's historic centre, CAOS Restaurante creates a distinctive street-level presence, while Casa Letrán Guest House offers approximately 10 accommodation units: one studio/apartment and nine guest rooms, including private double rooms and shared hostel-style accommodation. Approximately 400 m² bring dining and short-stay accommodation together at an established address close to the city's cultural landmarks.

- CAOS Restaurante paired with Casa Letrán Guest House.
- Approximately 10 units: one studio/apartment and nine guest rooms.

Reported annual rent

€90,000 + VAT

Two expressions of city life.



CAOS Restaurante at street level, with Casa Letrán interiors.

M04 / MÁLAGA

Merced Market Residences

Apartments & commercial premises

Calle Frailes 4, Málaga



Supplied exterior photograph. Motorcycles digitally removed.

*An individual address
near Plaza de la Merced.*

LINKS: [View location](#) / [Apartments / photos](#)

ASKING PRICE

€2,549,000

PROPERTY PROFILE

6 one-bedroom apartments / Commercial premises / Lift

Close to Plaza de la Merced, this collection of six one-bedroom apartments captures the appeal of staying in the heart of Málaga. Bright interiors, equipped kitchens and a shared rooftop terrace shape the accommodation experience, while a commercial unit adds a further dimension to the building. Lift access completes a city property that combines a consistent apartment mix with a vibrant central setting.

- Six one-bedroom apartments, commercial premises and a lift.
- Shared rooftop space and a setting close to Plaza de la Merced.

Reported annual rent

€85,000 + VAT

Rooms with their own character.



Individual apartment interiors at Calle Frailes 4.

THE COLLECTION, ON THE MAP

Málaga

Four addresses, from the cultural heart of the historic centre to Eduardo Domínguez Ávila.

M01 Casa Museo La Merced

Calle Hinestrosa 16, Málaga

[View location](#)

M02 Eduardo Domínguez Ávila 9

Calle Eduardo Domínguez Ávila 9, Málaga

[View location](#)

M03 San Juan de Letrán 11

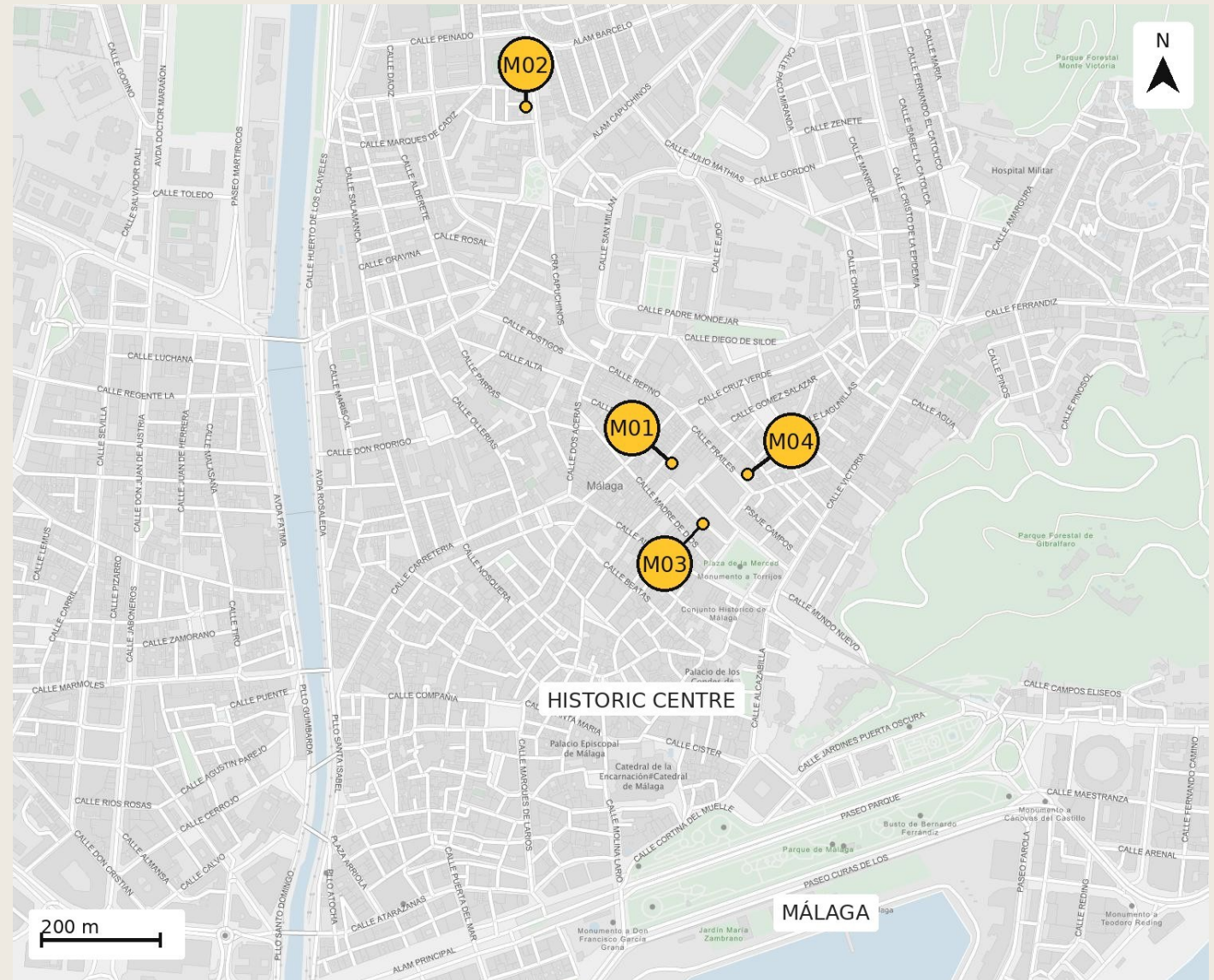
Calle San Juan de Letrán 11, Málaga

[View location](#)

M04 Calle Frailes 4

Calle Frailes 4, Málaga

[View location](#)



Map: © IGN / Sistema Cartográfico Nacional, CC BY 4.0. North is up.

Puerto Marina. Hospitality at the water's edge.

B02 Moodz
Cocktail bar



B01 / BENALMÁDENA

La Subasta & Marina Residences

Restaurant & three apartments

Calle Velázquez 32, Puerto Marina



La Subasta restaurant exterior. Supplied photograph.

*Hospitality and residence,
in a coastal setting.*

LINKS: [View location](#) / [Restaurant](#)

ASKING PRICE

€3,699,000

PROPERTY PROFILE

Restaurant / 3 flats / Puerto Marina

A distinctive coastal address pairing the atmosphere of La Subasta restaurant with three residential flats in Puerto Marina. The restaurant gives the building a recognisable hospitality presence, while the apartments introduce a private residential dimension. Together, they offer a complete property with complementary uses in one of Benalmádena's signature marina settings.

- A restaurant and three flats within a single building.
- A coastal hospitality address with residential accommodation.

Reported annual rent

€120,000 + VAT

Spaces for the marina lifestyle.



Terraces, courtyard and dining areas at La Subasta.

B02 / BENALMÁDENA

Moodz

Cocktail bar

Calle de la Fragata 9, Puerto Marina



Moodz exterior. People digitally removed from the source photograph.

*A marina address
with an evening identity.*

LINKS: [View location](#) / [Moodz](#)

ASKING PRICE

€1,299,000

PROPERTY PROFILE

60+ m² interior / 60+ m² terrace / Hospitality premises

An atmospheric lounge address in Puerto Marina, designed around the connection between indoor seating and an outdoor terrace. The premises linked to Moodz bring together more than 60 m² of interior space and a terrace of more than 60 m². Its marina setting and evening hospitality identity give the property a distinctive position within the coastal collection.

- Interior and terrace space in a recognised marina destination.
- Reported annual operator turnover of €800,000, separate from property rent.

Reported annual rent

€54,000 + VAT

From daylight to after dark.



The relationship between Moodz's interior, pergola and outdoor terrace.

THE COLLECTION, ON THE MAP

Benalmádena

Two coastal properties around Puerto Marina. B02 marks the Moodz location linked in the owner's portfolio schedule.

B01

Calle Velázquez 32

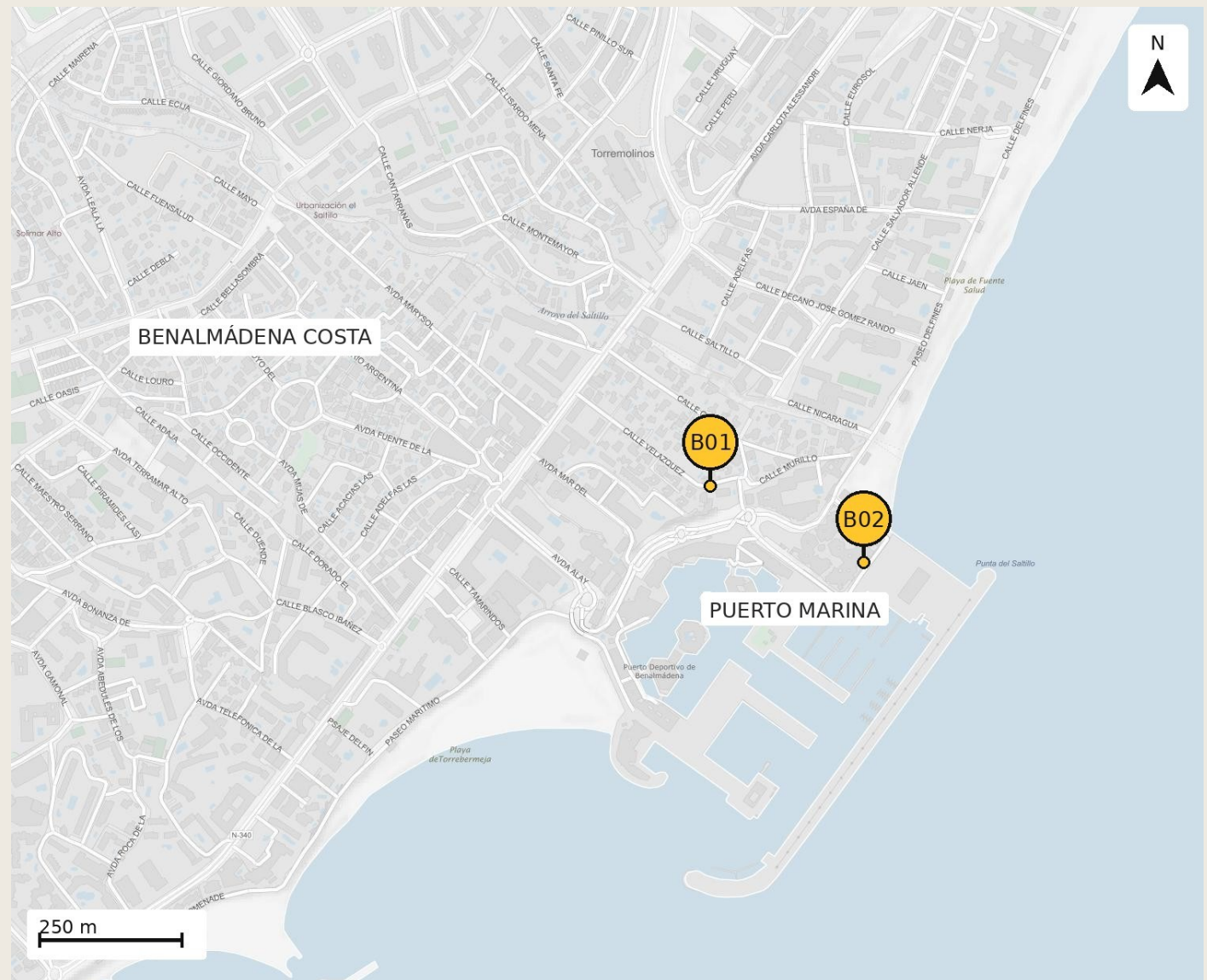
Calle Velázquez 32, Puerto Marina, Benalmádena

View location

B02

Moodz

Calle de la Fragata 9, Puerto Marina, Benalmádena

[View location](#)

Map: © IGN / Sistema Cartográfico Nacional, CC BY 4.0. North is up.

Marbella

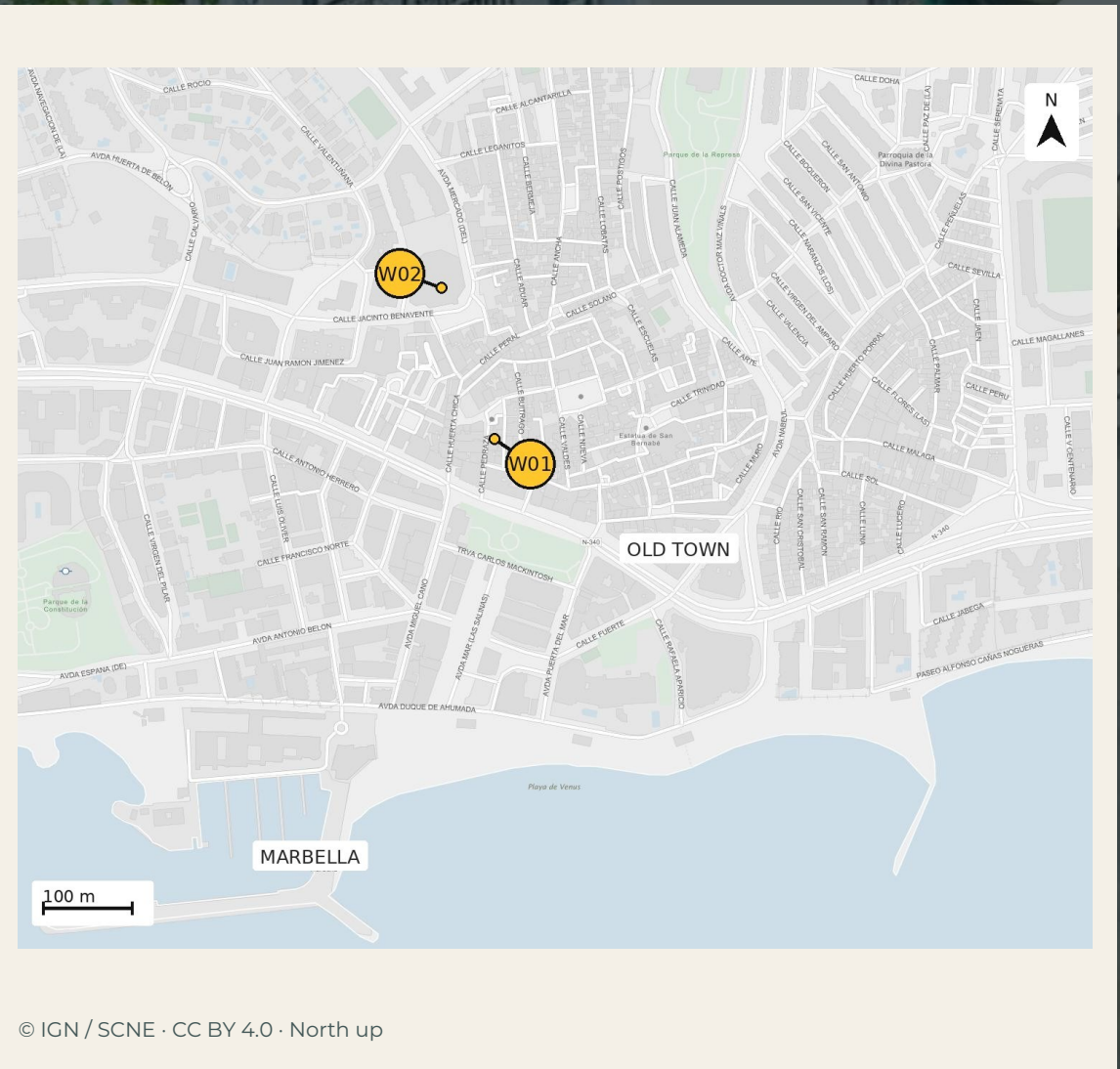
Old Town character. A commercial heart.

W01 **Le Normandy**
Apartments & café

W02 **Marbella's Marketfront Address**
Retail premises

THE COSTA DEL SOL COLLECTION

THE COSTA DEL SOL COLLECTION



W01 / MARBELLA

Le Normandy

Apartments & café

Calle Pedraza 3, Marbella Old Town



Le Normandy and Kafein Coffee & Kitchen. Composite of supplied photographs.

*Old-town character.
A complete address.*

LINKS: [View location](#) / [Kafein](#)

ASKING PRICE

€2,699,000

PROPERTY PROFILE

Approx. 500 m² / 4 floors / Commercial + 4 apartments

A complete address in Marbella's historic old town, combining the street-level appeal of Kafein Coffee & Kitchen with Le Normandy's four fully equipped one-bedroom tourist apartments. Distributed across two floors, the apartments each offer approximately 42–45 m², a living room with sofa bed, a private kitchen or kitchenette and a private bathroom. Within an approximately 500 m², four-floor building, this blend of hospitality and independent accommodation creates a distinctive investment setting.

- Four one-bedroom tourist apartments arranged over two floors.
- Commercial premises complemented by fully equipped private accommodation.

Reported annual rent

€84,000 + VAT

A building with two rhythms.



Le Normandy accommodation and the Kafein street frontage.

W02 / MARBELLA

Marbella's Marketfront Address

Retail premises

Avenida del Mercado 1, Mercado Municipal



Miscota Marbella exterior. Supplied photograph.

*Presence and scale
in the centre of Marbella.*

LINKS: [View location](#) / [Official store page](#)

ASKING PRICE

€1,599,000

PROPERTY PROFILE

Approx. 340 m² / Retail premises / Central Marbella

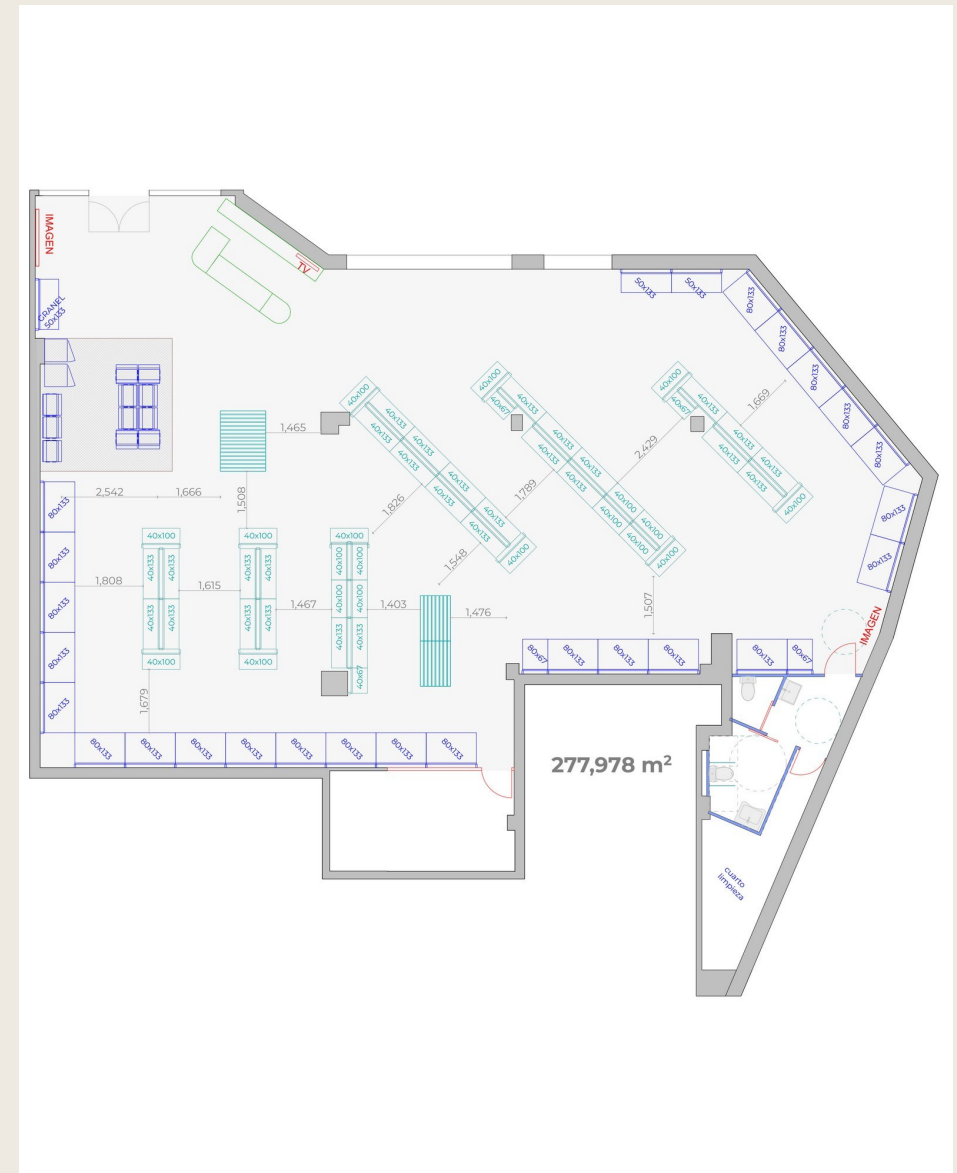
An established retail address with presence, scale and a recognisable operator. Set at Marbella's Mercado Municipal on Avenida Jacinto Benavente, these approximately 340 m² premises are occupied by Miscota. The combination of a central shopping location and a reported annual rental income of €70,000 gives this property a clear commercial identity within the collection.

- A substantial retail unit at Marbella's municipal market.
- An identifiable tenant in an established central shopping setting.

Reported annual rent

€70,000 + VAT

The space behind the address.



Miscota interiors and the supplied distribution drawing, V.5.

THE COLLECTION, ON THE MAP

Marbella

Two central addresses, with Marbella's old town and coast providing the wider setting.

W 0 1

Le Normandy

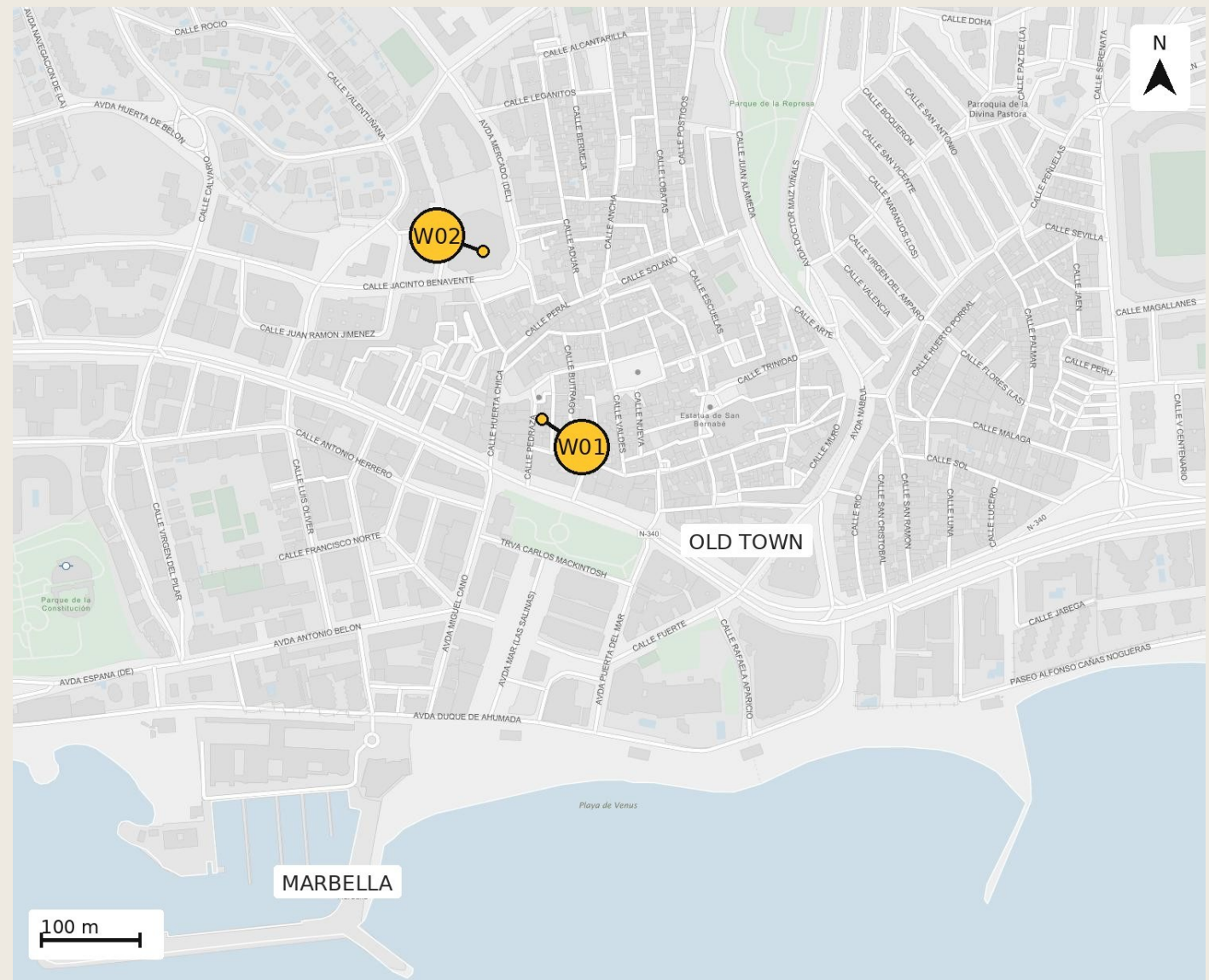
Calle Pedraza 3, Marbella

View location

W02

Mercado Municipal

Avenida del Mercado 1, Mercado Municipal, Marbella

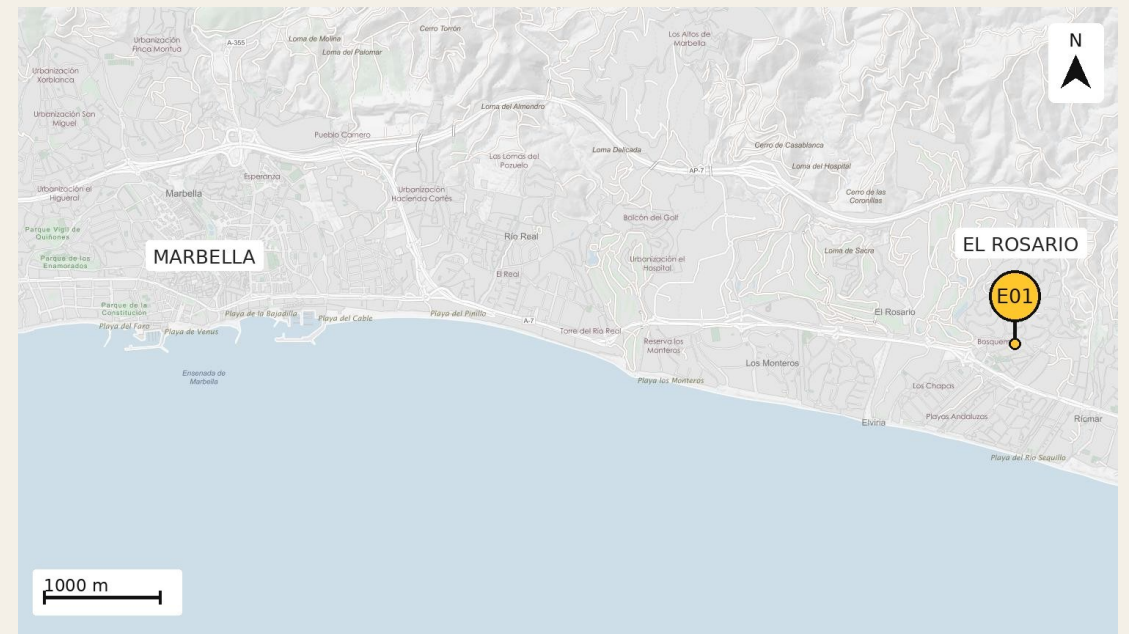
[View location](#)

Map: © IGN / Sistema Cartográfico Nacional, CC BY 4.0. North is up.

El Rosario Plot

An urban plot in established Marbella East.

E01 **El Rosario Plot**
Urban plot



© IGN / SCNE · CC BY 4.0 · North up

E01 / MARBELLA · EL ROSARIO

El Rosario Plot

Urban plot

Avenida del Rosario 16, Marbella East



Supplied annotated aerial image. Plot area: 1,704 m².

*Space for
a private vision.*

LINKS: [View location](#) / [Aerial imagery](#)

ASKING PRICE

€1,399,000

PROPERTY PROFILE

Urban plot / 1,704 m² / Marbella East

A generous urban plot in El Rosario invites an individual vision for Marbella East. Its 1,704 m² provide the starting point for a bespoke residential concept within an established neighbourhood. For a buyer with a clear architectural ambition, this is an opportunity to shape a personal address and explore the relationship between a future home, its gardens and its surroundings.

- A substantial urban plot within the El Rosario residential area.
- Scope to explore a bespoke project, subject to planning confirmation.

Development capacity and any proposed project remain subject to confirmed planning parameters and approvals.

The wider setting.



El Rosario area photographs and Playa del Alicate. These are not views from the plot.

THE COLLECTION, ON THE MAP

Marbella

El Rosario

The wider Marbella setting, followed by a closer view of the plot's address in El Rosario.

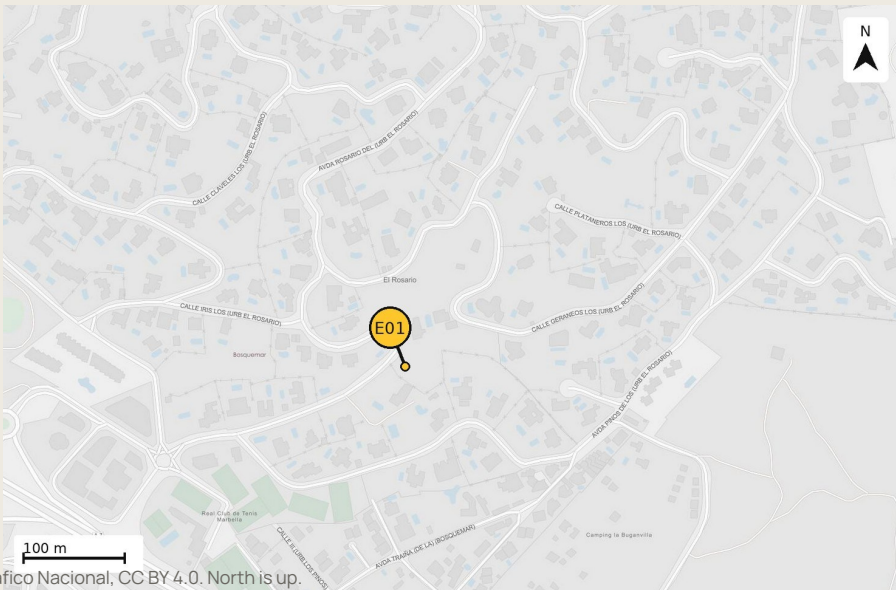
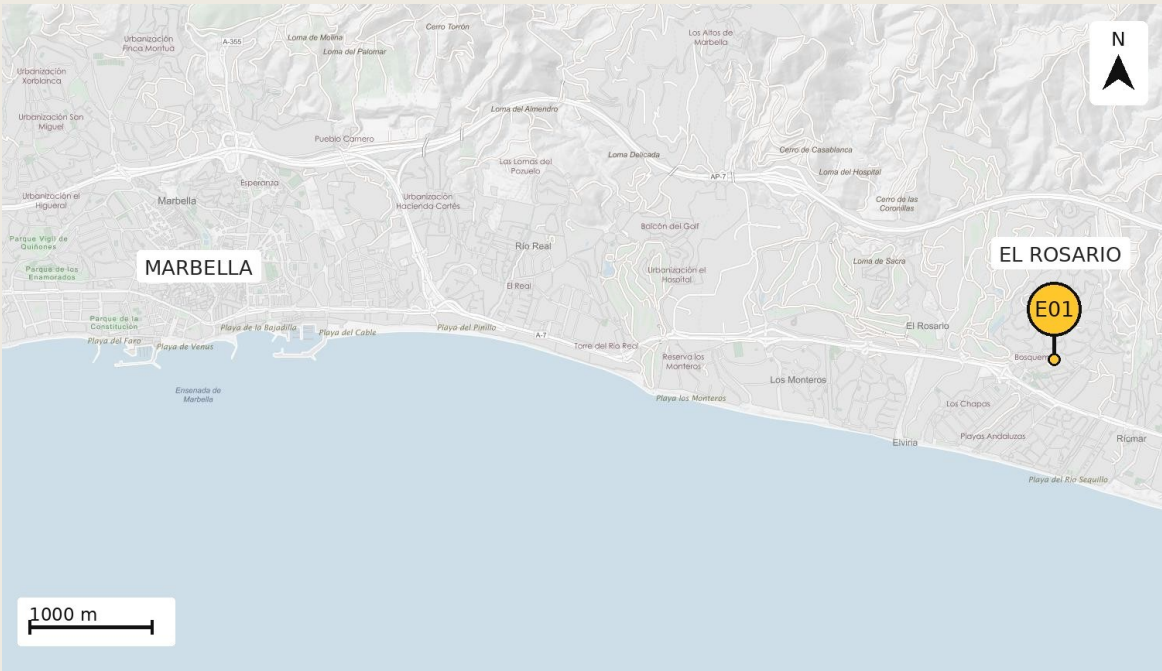
E 01

El Rosario

Avenida del Rosario 16, El Rosario, Marbella

[View location](#)

The marker identifies the supplied street address; it does not define the plot's boundaries.



Map: © IGN / Sistema Cartográfico Nacional, CC BY 4.0. North is up.

PORTFOLIO PARTICULARS

The rental schedule

8 rented properties / Current reported figures

€662,000

COMBINED REPORTED ANNUAL RENT

PROPERTY	ASKING PRICE	ANNUAL RENT (+ VAT)
M01 Casa Museo La Merced	€3,699,000	€105,000
M02 The Málaga Studio Collection	€1,499,000	€54,000
M03 Casa Letrán	€2,599,000	€90,000
M04 Merced Market Residences	€2,549,000	€85,000
B01 La Subasta & Marina Residences	€3,699,000	€120,000
B02 Moodz	€1,299,000	€54,000
W01 Le Normandy	€2,699,000	€84,000
W02 Marbella's Marketfront Address	€1,599,000	€70,000
E01 El Rosario	€1,399,000	No rental income

Figures supplied in the portfolio. Rents exclude VAT. No rental income is reported for the El Rosario plot.

Lease renewals and future income

The figures reflect current reported rents. Lease terms, upcoming renewals and any future rental adjustments remain subject to the supporting documentation and agreement between the parties.

Explore each address

Direct access to locations, accommodation, operators and photography sources.

M01 / MÁLAGA

Casa Museo La Merced

[Map](#) / [Property / photos](#) / [Official Picasso Route](#) / [Booking.com gallery](#)

M02 / MÁLAGA

Eduardo Domínguez Ávila 9

[Map](#) / [Accommodation](#) / [Photo source](#)

M03 / MÁLAGA

San Juan de Letrán 11

[Map](#) / [Casa Letrán / photos](#) / [CAOS Restaurante](#)

M04 / MÁLAGA

Calle Frailes 4

[Map](#) / [Apartments / photos](#)

Other apartments: [1](#) / [3](#) / [4](#) / [5](#) / [6](#)

B01 / BENALMÁDENA

Calle Velázquez 32

[Map](#) / [Restaurant](#) / [Photo source](#)

B02 / BENALMÁDENA

Calle de la Fragata 9

[Map](#) / [Moodz](#) / [Photo source](#) / [Gallery / Tripadvisor](#) / [Gallery / Wanderlog](#)

W01 / MARBELLA

Calle Pedraza 3

[Map](#) / [Kafein](#) / [Accommodation](#) / [Photo source](#)

W02 / MARBELLA

Mercado Municipal

[Map](#) / [Official store page](#) / [Photo source](#)

Distribution drawing - V.5

E01 / MARBELLA · EL ROSARIO

Plot El Rosario

[Map](#) / [Aerial imagery](#) / [Area photographs](#) / [Playa del Alicate](#)



The details behind the collection.

Property information

Asking prices and configurations follow the owner's schedule. The El Rosario plot area is 1,704 m²; other areas are approximate. Rents incorporate the confirmed €4,500 monthly amount for Fragata. The €800,000 annual turnover reported for Moodz relates to the operator's business and is separate from property rental income. Current leases, sale inclusions and permitted uses remain subject to supporting documents.

Photography and the plot

Images are supplied or come from linked property and source pages, and may predate current condition. Selected photographs have been digitally retouched to remove people or vehicles. Restaurant and retail galleries show the operators' premises and atmosphere. El Rosario uses a supplied annotated aerial image and photographs of its wider surroundings, rather than views from the plot. Images do not define boundaries; development capacity requires planning confirmation.

Photography credits

M01: Stay Unique / Casa Museo La Merced, Booking.com and supplied kitchen photograph.

M02: supplied exterior photograph, vehicles digitally removed; Centro Salecianos gallery.

M03: Casa Letrán, supplied interiors and CAOS Restaurante photograph.

M04: supplied exterior and apartment photographs; motorcycles digitally removed from the exterior.

B01: supplied La Subasta photographs.

B02: supplied Moodz gallery and Costa del Sol Bruist.

W01: supplied street views and Le Normandy gallery.

W02: supplied Miscota photographs and distribution plan (V.5).

Marbella chapter: supplied old-town photograph.

E01 plot: supplied annotated aerial image. E01 gallery: El Rosario area views and Playa del Alicate; location context only.

Cover: supplied three-city composition; people digitally removed. Closing: supplied doorway artwork.

W02 distribution drawing: supplied V.5, showing 277.978 m²; the portfolio's reported property area is approximately 340 m².

Maps and aerial imagery

City maps: IGNBase. Aerial photography: PNOA. © IGN / Sistema Cartográfico Nacional, CC BY 4.0.

CENTURY 21 *Luxe*

YOUR NEXT CHAPTER

Let's open the doors to your next investment.

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Ukrainian / Russian

MÁLAGA / BENALMÁDENA / MARBELLA



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