

# Malaga

Apartment / Apartamento

€713,000

Ref: X21175



3



2



171 m<sup>2</sup>



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €713,000 (£596,125) |
| Transfer tax 7% .....           | €49,910 (£41,729)   |
| Notary fees (approx) .....      | €750 (£627)         |
| Land registry fees (approx) ... | €750 (£627)         |
| Legal fees (approx) .....       | €1,500 (£1,254)     |

## Standard form of payment

|  |                     |
|--|---------------------|
| Reservation deposit .....              | €3,000 (£2,508)     |
| Remainder of deposit to 10% .....      | €68,300 (£57,104)   |
| Final Payment of 90% on completion ... | €641,700 (£536,513) |

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## Description

This exclusive luxury penthouse is located in the most up-and-coming area of Teatinos, Málaga, offering a built area of 171 m<sup>2</sup> plus a spectacular 130 m<sup>2</sup> solarium. It comprises three bedrooms, one of which is an en-suite, and two full bathrooms with high-end finishes.

The spacious living room and master suite both offer views of Atabal, allowing you to enjoy breathtaking sunsets.

The kitchen is modern and functional, with southeast-facing views of the city centre and the port area. It features a quartzite countertop and multifunctional table, as well as ample storage with spacious cabinets.

The expansive solarium is a true oasis, offering panoramic views of both the city and the Atabal area, ideal for enjoying both sunrises and sunsets in complete privacy.

The apartment is equipped with high-quality materials, double-glazed windows for excellent insulation, and central air conditioning to ensure comfort throughout the year. Additionally, the building provides 24-hour security and concierge services, with a parking space and storage room included. Its unbeatable location is in a quiet area, yet with a wide variety of shops, well-connected and close to the Teatinos campus, just a few minutes from the motorway and only 15 minutes from the centre of Málaga. This is a unique property, perfect for those seeking luxury, comfort, and privacy in one of the best areas of the city.

Don't hesitate to schedule your viewing.

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible