

# Malaga

Apartment / Apartamento

€775,000

Ref: X21421



3



2



120 m<sup>2</sup>



Consumption  
G

Emissions  
Applied for

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property  
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## Property Purchase Expenses

Property price .....	€775,000 (£648,582)
Transfer tax 7% .....	€54,250 (£45,401)
Notary fees (approx) .....	€750 (£628)
Land registry fees (approx) ...	€750 (£628)
Legal fees (approx) .....	€1,500 (£1,255)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,511)
Remainder of deposit to 10% .....	€74,500 (£62,348)
Final Payment of 90% on completion ...	€697,500 (£583,724)

\* 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

Unique opportunity in the vibrant heart of Malaga with this stunning 100 m<sup>2</sup> duplex penthouse that perfectly blends comfort and prime location. This spacious home features three generously sized bedrooms, providing ample room for family, guests, or even a home office setup. With two well-appointed bathrooms, morning routines and evening wind-downs are a breeze.

The highlight of this property is undoubtedly the charming terrace, where you can soak up the sun, sip your morning coffee, or unwind with a glass of wine while enjoying the beautiful Malaga climate. Imagine hosting friends for a barbecue or simply enjoying a quiet evening under the stars in this inviting outdoor space.

This penthouse is not just a beautiful home; it's also a smart investment opportunity. With a vacation rental license already in place, you can take advantage of the booming tourism market in one of the most sought-after destinations on the Costa del Sol. Plus, the convenience of having a garage included in the price adds to the overall appeal, making it easy to explore the surrounding areas without the hassle of street parking.

Whether you're looking to make this your permanent residence or seeking a lucrative rental property, this duplex penthouse offers the perfect blend of lifestyle and investment potential. Don't let this chance slip away—seize the opportunity to own a piece of Malaga!

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