

# Malaga

## Apartment / Apartamento

€345,000

Ref: X21601



2



2



86 m²



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€345,000 (£290,104)
Transfer tax 7% .....	€24,150 (£20,307)
Notary fees (approx) .....	€750 (£631)
Land registry fees (approx) ...	€750 (£631)
Legal fees (approx) .....	€1,500 (£1,261)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,523)
Remainder of deposit to 10% .....	€31,500 (£26,488)
Final Payment of 90% on completion ....	€310,500 (£261,093)

\* 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

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Welcome to a new luxury renovated apartment located in the heart of Malaga's Centro Histórico.

This complete renovated ground floor apartment is a true gem. This cool urban apartment offers a perfect blend of elegance, comfort, and modern living. Boasting two bedrooms and one bathroom and one WC of which is "en suite", this apartment is designed to cater to the most discerning tastes.

As you step inside, you are greeted by the warmth and charm of the wooden floor that spans the entire living space, adding a touch of natural beauty to the contemporary design. The open plan layout seamlessly integrates the living, dining, and kitchen areas. This ground floor apartment is perfect for rentals, digital nomads or similar. We have kept some of the old features like brick walls and parts from the 19th century house. All windows are towards the two patios, no views to the street.

The high-quality open plan kitchen is equipped with top-of-the-line appliances and sleek countertops, it offers a seamless cooking experience while exuding a sophisticated aesthetic.

One of the highlights of this ground floor apartment is the access to the two small private patios, a tranquil oasis above the bustling city.

Every detail in this ground floor apartment has been meticulously chosen to provide a luxurious and comfortable lifestyle. From the elegant design to the high-quality finishes, this residence exemplifies modern living at its finest. Don't miss the opportunity to make this extraordinary penthouse your own and experience a new level of refined living in the heart of the city.

### About the building

This building is situated in one of the most sought-after areas of Malaga, it offers a unique opportunity to live in a historic 1900th-century building, meticulously restored to its former glory. The combination of the building's rich history and modern amenities creates a truly exceptional living experience.

At this property, no detail has been overlooked when it comes to quality and craftsmanship. Each property has been finished to the highest standards, using only the finest materials. The interiors are designed in a contemporary Scandinavian style carefully blended with the original features from the 1900th century building, combining clean lines, natural light, and a sense of tranquility.

In addition to the luxurious finishes, the location offers a range of amenities to enhance your living experience. With amenities such as shops, restaurants, and cultural attractions just a stone's throw away, you will have everything you need right at your doorstep. Plus, with excellent transport links nearby, you can easily explore all that Malaga has to offer. Experience the epitome of luxury living in Malaga at "El Postigo". Don't miss your chance to own a piece of history in this exceptional development.

### About Malaga

Malaga, a vibrant city on the Costa del Sol, offers a delightful mix of history, culture, and beaches. Explore the impressive Alcaza...

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