

# Malaga

Apartment / Apartamento

€285,000

Ref: X21673



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78 m<sup>2</sup>



Consumption  
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Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€285,000 (£241,566)
Transfer tax 7% .....	€19,950 (£16,910)
Notary fees (approx) .....	€750 (£636)
Land registry fees (approx) ...	€750 (£636)
Legal fees (approx) .....	€1,500 (£1,271)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,543)
Remainder of deposit to 10% .....	€25,500 (£21,614)
Final Payment of 90% on completion ....	€256,500 (£217,409)

\* 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

Apartment 5 Minutes from the Beach – Great Investment Potential

Possibility of Rent-to-Own Option

We present this excellent opportunity in one of the most sought-after areas of Málaga. This 84 m<sup>2</sup> apartment is located on the fourth floor with a south-facing orientation, ensuring abundant natural light throughout the day. Its functional layout offers spaciousness and comfort, with well-defined and versatile spaces. The property is distributed as follows:

**Spacious Living-Dining Room:** A bright and airy space, ideal for creating a cozy atmosphere both for everyday living and family gatherings. Thanks to its orientation, it enjoys natural light for most of the day.

**Three Bedrooms:** The master bedroom is generously sized, with enough space for a double bed and a built-in wardrobe or walk-in closet. The second bedroom is perfect as a children's room, office, or multifunctional space, while the third bedroom serves as an additional bedroom or home office.

**Independent Kitchen:** Spacious with great potential for renovation and even conversion into an open-concept layout if desired. It features a functional storage area and ample space for large appliances.

**Full Bathroom:** Equipped with exterior ventilation, allowing fresh air and natural light to enter while preventing humidity issues. It offers renovation possibilities to enhance its design and functionality.

**Private Terrace:** A perfect space to enjoy the outdoors, have breakfast with open views, or simply relax after a long day.

The apartment is strategically located near the Huelin neighborhood, with access to a wide range of services including supermarkets, schools, health centers, public transport, restaurants, and leisure areas. Additionally, its proximity to the beach, just a 10-minute walk away, makes it an ideal choice for those looking to combine comfort and quality of life. The property requires some updating, which presents a fantastic opportunity to renovate and tailor it to the buyer's needs and tastes. Its privileged location and smart layout make it an excellent option both as a primary residence and for long-term or short-term rental investment.

Its competitive price allows you to acquire a property in one of Málaga's most attractive areas, with the added benefit of customizing and increasing its value significantly.

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