

# Malaga

## Apartment / Apartamento

€170,000

Ref: X21835



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2



132 m<sup>2</sup>



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€170,000 (£145,384)
Transfer tax 7% .....	€11,900 (£10,177)
Notary fees (approx) .....	€750 (£641)
Land registry fees (approx) ...	€750 (£641)
Legal fees (approx) .....	€1,500 (£1,283)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,566)
Remainder of deposit to 10% .....	€14,000 (£11,973)
Final Payment of 90% on completion ....	€153,000 (£130,846)

\* 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 well-proportioned apartment is situated in the vibrant city of MOLLINA PUEBLO , offering an ideal blend of urban living and convenience. Located close to local amenities, shops, schools, and public transport, the property is perfectly positioned for those seeking a central lifestyle with easy access to everything the city has to offer.

The apartment comprises three spacious bedrooms and two bathrooms, providing ample accommodation for families or professionals. With a built area of 132m<sup>2</sup>, the property boasts generous living spaces, complemented by an 18.25m<sup>2</sup> terrace that offers pleasant street and urban views. The apartment is presented in good condition and is offered unfurnished, allowing new owners the opportunity to personalise the interior to their own taste.

A notable feature of this property is the presence of a separate apartment, which provides flexibility for guests, extended family, or as a potential rental opportunity. The apartment is pet-friendly, making it suitable for animal lovers, and is located in a building without a pool, garden, or garage, ensuring low maintenance requirements.

Overall, this apartment represents an excellent opportunity to acquire a comfortable and well-located home in Malaga, with all the benefits of city living and the added advantage of a private terrace to enjoy the urban surroundings.

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