

# Velez-Malaga

## Duplex/Townhouse / Casa adosada

# €199,999

### Ref: X22188



3



2



73 m²



98 m²



Consumption  
G

Emissions  
Applied for

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## **Property Purchase Expenses**

Property price .....	€199,999 (£173,179)
Transfer tax 7% .....	€14,000 (£12,123)
Notary fees (approx) .....	€750 (£649)
Land registry fees (approx) ...	€750 (£649)
Legal fees (approx) .....	€1,500 (£1,299)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,598)
Remainder of deposit to 10% .....	€17,000 (£14,720)
Final Payment of 90% on completion ....	€179,999 (£155,861)

\* 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**

In the heart of the charming old town of Vélez-Málaga, this stylishly renovated village house awaits you modern, full of light, and thoughtfully laid out to offer a variety of living options. The house has been completely refurbished, blending clean lines, bright materials, and Mediterranean charm. It features two separate living units, each with its own private entrance. On the ground floor, there's a cozy studio with a kitchenette, bathroom, and a loft-style bed perfect for guests, holiday rentals, or a quiet workspace. The main apartment is spread across the upper floors and offers two bedrooms, a modern bathroom, and an open-plan living and dining area with a fully integrated kitchen. From the adjacent terrace, stairs lead up to a private rooftop terrace with breathtaking panoramic views all the way to the sea. A property that works equally well as a private residence or an investment with rental potential centrally located in Vélez-Málaga, within walking distance to all amenities, yet quietly tucked away. We are pleased to be able to present this dream property to you soon, either personally or via virtual viewing. Because this world is unique - just like our Axarquía. In Andalusia. On the Costa del Sol. Here, on the sunny side of life...

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