

# Malaga

## Apartment / Apartamento

€1,490,000

Ref: X22461



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223 m<sup>2</sup>



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Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€1,490,000 (£1,282,145)
Transfer tax 7% .....	€104,300 (£89,750)
Notary fees (approx) .....	€750 (£645)
Land registry fees (approx) ...	€750 (£645)
Legal fees (approx) .....	€1,500 (£1,291)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,582)
Remainder of deposit to 10% .....	€146,000 (£125,633)
Final Payment of 90% on completion ....	€1,341,000 (£1,153,931)

\* 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

Discover the Essence of Luxury in La Malagueta, Málaga

In the most prestigious cities around the world, there are exclusive areas synonymous with quality and distinction. In Málaga, that place is La Malagueta, an enclave where sophistication and comfort meet in perfect harmony.

Imagine waking up each morning to panoramic views of the Mediterranean from a residence that redefines luxury. This exclusive apartment is situated in a prime location, just steps from the iconic Plaza de Toros and the avant-garde Centre Pompidou. The promenade and Muelle Uno, with its yachts, top-tier restaurants, and boutiques, provide the perfect setting for your walks or bike rides.

Enjoy the exclusivity of the Real Club Mediterráneo, with its eight sports sections and marina, in an environment rich in history and culture, with landmarks like the Castillo de Gibralfaro and the Alcazaba just minutes from your home.

The apartment, positioned at a height that ensures unobstructed sea views, offers a peaceful retreat where the city noise fades away. The terrace, extending from the living room to the master suite, gifts you with unforgettable sunrises and summer nights in an atmosphere of complete tranquility.

This building, constructed in 1978 and fully rehabilitated, houses a residence that has been renovated to the highest standards of quality. The kitchen and bathroom will surprise you with their modern design and luxurious finishes, while the glass enclosures on the terrace and the double-glazed windows ensure comfort in every corner.

The spacious, elegant, and bright living-dining room opens onto the terrace through a glass curtain, creating a unique and welcoming atmosphere. The bedrooms, large and filled with light, offer generously sized built-in wardrobes, with the master suite standing out with its private access to the terrace.

It includes two parking spaces and a storage room, all designed for your convenience.

If you are looking for a home that combines luxury, comfort, and an unparalleled location, this is the perfect opportunity to enjoy the life you've always desired in one of the most coveted cities in southern Spain. A long-term investment that offers the most exquisite quality, ready for you to move in.

Your dream life awaits you in La Malagueta.

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