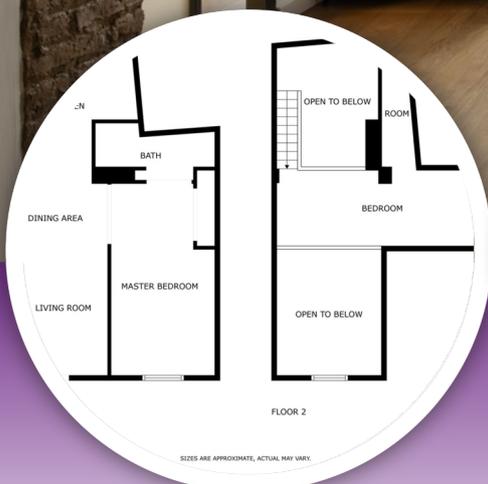


# Malaga

## Apartment / Apartamento

€315,000

Ref: X22479



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61 m<sup>2</sup>



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Huércal-Overa Office  
Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€315,000 (£271,814)
Transfer tax 7% .....	€22,050 (£19,027)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,294)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,589)
Remainder of deposit to 10% .....	€28,500 (£24,593)
Final Payment of 90% on completion ...	€283,500 (£244,632)

\* 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

Unique ground-floor apartment, perfectly situated in the historic center of Malaga. Recently renovated in 2021, this property combines modern comforts with an industrial design aesthetic. Covering 61m<sup>2</sup>, the apartment features stunning wooden floors and an open-plan kitchen and living area, creating a warm and inviting atmosphere. The master bedroom includes an en-suite bathroom, offering privacy and convenience. An additional 20m<sup>2</sup> mezzanine provides extra space, accessible via a stylish staircase from the kitchen area. This loft-style area is perfect for a home office, guest space, or creative studio. The apartment's floor-to-ceiling windows, crafted from iron and glass, offer the space natural light and add to the industrial charm. This property is a rare find, offering a blend of historic charm and contemporary design in one of Malaga's most sought-after locations. Ideal for those seeking a distinctive and stylish home in the heart of the city, this apartment is a must-see. Contact us today to schedule a viewing and experience this exceptional property for yourself.

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