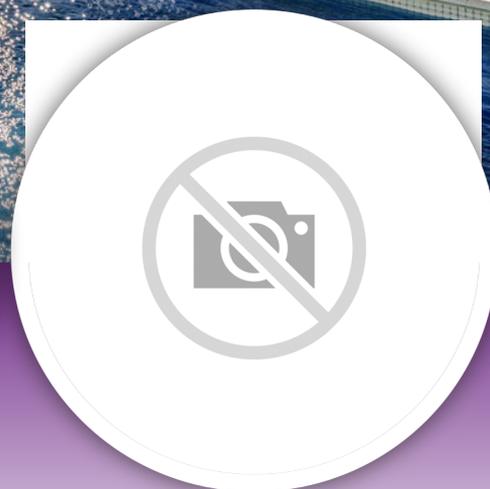


# Malaga

Apartment / Apartamento

€1,250,000

Ref: X22481



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188 m<sup>2</sup>



Consumption  
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Emissions  
Applied for

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Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€1,250,000 (£1,078,625)
Transfer tax 7% .....	€87,500 (£75,504)
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% .....	€122,000 (£105,274)
Final Payment of 90% on completion ....	€1,125,000 (£970,763)

\* 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

Welcome to a truly exceptional opportunity in one of the most prestigious and exclusive buildings on Paseo de Reding. This unique apartment boasts incredible potential and exudes the elegance of a luxury hotel from the moment you enter its spacious lobby.

Situated on the second floor, this stunning residence features three generous bedrooms and two modern bathrooms. The expansive living room flows effortlessly onto a large terrace, offering picturesque views of the renowned Hotel Miramar. The master bedroom also enjoys private access to this terrace, creating a serene retreat.

On the rooftop, you'll find a delightful pool that offers breathtaking views of the Mediterranean Sea and the iconic cathedral, providing the perfect escape for those warm Malaga days when you prefer to relax rather than head to the beach.

With the beach just a three-minute stroll away and the historic center only twelve minutes on foot, this apartment perfectly combines luxurious living with unbeatable convenience. Don't miss the chance to make this remarkable property your own!

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