

# Malaga

## Apartment / Apartamento

€375,000

Ref: X22800



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56 m<sup>2</sup>



✓



✓



Consumption  
B

Emissions  
A

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## **Property Purchase Expenses**

Property price .....	€375,000 (£325,988)
Transfer tax 7% .....	€26,250 (£22,819)
Notary fees (approx) .....	€750 (£652)
Land registry fees (approx) ...	€750 (£652)
Legal fees (approx) .....	€1,500 (£1,304)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,608)
Remainder of deposit to 10% .....	€34,500 (£29,991)
Final Payment of 90% on completion ....	€337,500 (£293,389)

\* 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 exclusive flat is located in one of Malaga's most prestigious high-end buildings, Torre Martiricos. Situated on the 17th floor and facing west, it offers stunning views of the city and is a home full of light and style. Its PVC windows with electric blinds provide comfort and modernity. The kitchen, integrated into the bright living room, allows you to enjoy panoramic views of Malaga while preparing your meals.

Thanks to its aerothermal system, the property guarantees a perfect environment all year round, with efficient and environmentally friendly air conditioning, heating and hot water. The property is delivered fully furnished and equipped with all appliances, ready for you to move in without worrying about a thing.

In the communal areas, you can relax and enjoy a refreshing swimming pool on the 30th floor, with views that will take your breath away. In addition, on the ground floor, you will find spaces designed for your comfort and leisure: a co-working area for working or studying, a laundry room, toilets and a children's area for the little ones.

The property is sold together with a parking space, providing you with convenience and security in your daily life.

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