

# Malaga

## Apartment / Apartamento

€379,500

Ref: X22386



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122 m<sup>2</sup>



Consumption  
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Emissions  
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Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



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## Property Purchase Expenses

Property price .....	€379,500 (£327,319)
Transfer tax 7% .....	€26,565 (£22,912)
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 (£2,588)
Remainder of deposit to 10% .....	€34,950 (£30,144)
Final Payment of 90% on completion ....	€341,550 (£294,587)

\* 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

We present this exceptional property located on Calle Antonio Jiménez Ruiz, one of the most strategic and sought-after areas in Málaga city. Just a five-minute walk from the historic city center, this apartment stands out for its unbeatable location—ideal both for those looking to live near the heart of the city and for investors seeking a solid opportunity in an area with high demand and growth potential.

The apartment offers 96 square meters of usable space, distributed in a functional and naturally bright layout. Its interior design allows for a comfortable, quiet, and practical lifestyle, easily adaptable to the needs of a family, a couple, or an investor looking for profitability. The property features:

- Three generously sized bedrooms, suitable for rest, work, or study.
  - Two full bathrooms, one of them en suite, offering convenience and privacy.
  - A separate kitchen, well laid out and ready to be personalized according to the new owner's preferences.
  - Built-in wardrobes that provide excellent storage without compromising space.
  - Double-glazed aluminum windows that ensure efficient thermal and acoustic insulation.
  - A private parking space included in the price—an undeniable advantage in this part of the city.
- The apartment is located within a gated complex, offering added security and peace of mind—ideal for those who value privacy without giving up urban living.
- Connectivity and Surroundings**
- The area boasts an excellent public transport network. Just a short walk away is the Guadalmedina metro station, where Lines 1 and 2 of the Málaga Metro intersect—both lines are fully operational and provide quick access to key areas of the city, including downtown, university zones, and residential districts. Several urban bus stops are also nearby, making daily mobility easy without the need for a car.
- The neighborhood is well established and offers all essential services: supermarkets, local shops, schools, restaurants, banks, and health centers. It is a residential area full of life, perfect for enjoying everything the city has to offer with maximum convenience.
- This property represents an excellent opportunity—whether you are looking for a well-located and functional home, or a high-potential investment in one of Málaga's most attractive locations.
- For further information or to schedule a visit, don't hesitate to get in touch. I will be happy to assist you personally and guide you throughout the entire process.
- The Abbreviated Information Document is at your disposal.

Expenses (ITP or VAT+AJD) + notary and registration expenses. NBC

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