

Malaga Villa

€1,150,000

Ref: X22470



8



6



1,743 m²



521 m²



✓



✓



Consumption
G

Emissions
Applied for

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Property Purchase Expenses

Property price	€1,150,000 (£992,335)
Transfer tax 7%	€80,500 (£69,463)
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%	€112,000 (£96,645)
Final Payment of 90% on completion	€1,035,000 (£893,102)

* 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

Situated in an elevated area of Churriana, just minutes from the airport, Plaza Mayor shopping center, and only a 15 minute drive to the city center, this beautifully renovated villa is perfect for investors or large families. The property features a spacious wraparound garden with a variety of mature fruit trees and two impressive pine trees. On the ground level there is the guest area, with four separate apartments—three studios and a one-bedroom apartment—offering excellent rental potential or flexible accommodation for extended families. The main residency is located on the upper level. Upon entering, a small hallway leads to a bright and spacious living area with a modern, fully-fitted open-plan kitchen. Large windows flood the space with natural light and provide stunning views of the surrounding nature, the sea, and Malaga's cityscape and mountains. From the kitchen, you have access to a fantastic outdoor area, complete with a large swimming pool, barbecue, and relaxation space. The main residency comprises three bedrooms and two modern bathrooms, one of which is en-suite to the master bedroom. There is also an additional room that can be used as a laundry room or converted into a fourth bedroom. Additionally, the property includes a large storage area on the ground floor, which could be transformed into another independent apartment, offering further investment potential. As a point of interest, the construction of the largest urbanisation on the Costa del Sol is planned, which will include a world-class golf course. This new infrastructure will add value to the property in the coming years, representing a growth opportunity for owners in the area.

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