

# Malaga

## Apartment / Apartamento

€325,000

Ref: X22526



3



1



73 m<sup>2</sup>



Consumption  
G

Emissions  
Applied for

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



spanish  
property  
CHOICE

## **Property Purchase Expenses**

Property price .....	€325,000 (£280,313)
Transfer tax 7% .....	€22,750 (£19,622)
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% .....	€29,500 (£25,444)
Final Payment of 90% on completion ....	€292,500 (£252,281)

\* 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**

Perfect investment apartment situated close to the Malaga stadium which is soon to be renovated for the 2030 World Cup, bringing a wealth of investment to the area. The friendly neighborhood has excellent connection to airport and motorway and is only 15 minutes walk to the city center via parks and the riverbank of Malaga.

Also benefits from close proximity to essential services including two hospitals (10-minute walk), and a main avenue offering a wide range of shops (La Rosaleda Shopping Center and a large supermarket only 5-minutes away).

This corner property features 3 bedrooms (2 doubles), 1 full bathroom, a living room, and a separate kitchen. The home has been renovated, including double PVC windows in the bedrooms and air conditioning. Possibility to open living room to create the original terrace.

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