

# Malaga

Apartment / Apartamento

€399,500

Ref: X21112



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122 m<sup>2</sup>



Consumption  
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Emissions  
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## Property Purchase Expenses

Property price .....	€399,500 (£334,741)
Transfer tax 7% .....	€27,965 (£23,432)
Notary fees (approx) .....	€750 (£628)
Land registry fees (approx) ...	€750 (£628)
Legal fees (approx) .....	€1,500 (£1,257)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,514)
Remainder of deposit to 10% .....	€36,950 (£30,960)
Final Payment of 90% on completion ...	€359,550 (£301,267)

\* 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

Discover this magnificent apartment that not only offers you comfort and design, but also the opportunity to enjoy a privileged location.

Just 5 minutes walk from the center, you will live surrounded by history, culture and urban life, together with the tranquility you need.

The 96 m<sup>2</sup> useful and completely exterior house has three bedrooms with built-in wardrobes, two bathrooms, the main one with an en-suite bathroom, offering comfort and privacy, a bright and cozy living room, and an independent kitchen, fully furnished with new appliances.

In addition, its double-glazed aluminum windows guarantee excellent thermal and acoustic insulation; It also has centralized air conditioning, for your comfort throughout the year.

The garage space included in the price adds extra comfort.

You will have a multitude of shops, supermarkets, pharmacies, schools and local stores within reach, finding everything you need just a few steps from your door.

On the other hand, its proximity to the center makes it an ideal option for those who want to be close to the action without giving up the tranquility of a family environment.

Surrounded by bus stops and access to main roads, getting around the city will always be quick and easy.

The apartment is located in a closed area offering security and privacy.

Don't miss this opportunity to live in a privileged area, thanks to the perfect combination of comfort and proximity. 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