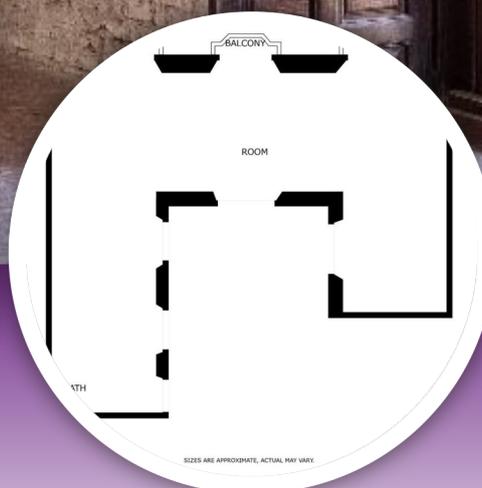
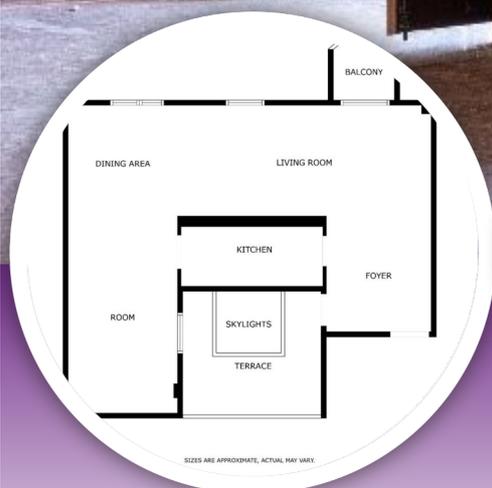


# Malaga

## Apartment / Apartamento

€775,000

Ref: X22446



4



4



114 m<sup>2</sup>



144 m<sup>2</sup>



Consumption  
G

Emissions  
Applied for

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Huércal-Overa Office  
Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€775,000 (£668,748)
Transfer tax 7% .....	€54,250 (£46,812)
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% .....	€74,500 (£64,286)
Final Payment of 90% on completion ...	€697,500 (£601,873)

\* 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

Exceptional opportunity in the vibrant historic center. Nestled within a charming building from 1900, these unique apartments span the second and third floors, offering a rare blend of historical elegance and contemporary potential. Imagine living amidst the rich history of this picturesque area, where every street tells a story and the local culture is right at your doorstep. These apartments feature soaring high ceilings adorned with original wooden beams, exuding character and warmth. Large balconies invite you to enjoy the bustling atmosphere below, while a private terrace provides a tranquil retreat.

The interiors await your personal touch, offering a blank canvas to create your dream space. Whether you envision a grand duplex residence or two stylish separate units, this property adapts to your vision. The surrounding neighborhood is a treasure trove of historic landmarks, charming cafes, and vibrant local markets, ensuring that you're always just steps away from the best the city has to offer.

The property is sold with a building license.

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