

Velez-Malaga

Duplex/Townhouse / Casa adosada

€189,900

Ref: X22897



2



2



74 m²



74 m²



Consumption
G

Emissions
Applied for

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property**
CHOICE

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Huércal-Overa Office
Carretera Estación 143

Mijas Costa Office
C/ Mérida de Jarales, 5

Property Purchase Expenses

Property price	€189,900 (£164,112)
Transfer tax 7%	€13,293 (£11,488)
Notary fees (approx)	€750 (£648)
Land registry fees (approx) ...	€750 (£648)
Legal fees (approx)	€1,500 (£1,296)

Standard form of payment

Reservation deposit	€3,000 (£2,593)
Remainder of deposit to 10%	€15,990 (£13,819)
Final Payment of 90% on completion	€170,910 (£147,700)

* 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

Charming townhouse for sale located in the picturesque old town of Vélez-Málaga, one of the areas with the most history and charm of the Axarquía of Malaga. The property, distributed over two floors, has been carefully maintained and combines traditional Andalusian character with the necessary comforts for modern living. Upon entering, we are greeted by a cozy living-dining room that becomes the heart of the house, a spacious and bright space perfect for both daily rest and to share moments with family and friends. The open plan kitchen, integrated into this main area, is equipped and designed to make the most of the space, allowing a fluid connection between the living and kitchen areas. The house has a full bathroom with shower, functional and well used, as well as two comfortable bedrooms that receive abundant natural light and offer a quiet and pleasant atmosphere. One of the main attractions of the property is its private terrace, from where you can enjoy magnificent views of the old town and the historic fortress that crowns Vélez-Málaga. It is the ideal place to relax outdoors, read, sunbathe or enjoy a sunset dinner. The location is unbeatable, as it is in a quiet area, with easy walking access to all kinds of services: shops, restaurants, public transport, educational and cultural centres. In addition, it is only a 10-minute drive from the beaches of the Costa del Sol and about 35 minutes from Malaga city and its international airport. This house represents an excellent opportunity both for those looking to live in an authentic environment with an Andalusian flavour and for those who wish to invest in a second home or a property with tourist potential. We are delighted to be able to present this property to you soon, either personally or via virtual viewing. Because this world is unique - like our Axarquía. In Andalusia. On the Costa del Sol. Here, on the sunny side of life...

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