

Apartment for sale in Malaga, Costa del Sol

4 Bedrooms | 2 Bathrooms | 97 m² Interior |



Property Description

□ Magnificent apartment for sale in Málaga, just a 6-minute walk from the beach □

This spacious and bright apartment is ideal for families, located in an excellent area of Málaga with all amenities close at hand.

The property features 4 generous bedrooms and 2 fully renovated bathrooms, designed with a modern and functional style. It also offers a comfortable living room with access to a lovely private terrace, perfect for enjoying the Mediterranean climate all year round.

The apartment includes a private parking space, a highly valuable feature in the area.

Situated in a prime location, the property is surrounded by shops, schools, and public transport,

providing everything needed for everyday living. It also benefits from easy access to the motorway and excellent connections to the airport.

The residential complex offers large communal patios and open spaces, ideal for children to play safely and peacefully.

???? A unique opportunity to live near the sea in a well-connected, family-friendly area.

Estimated costs payable by the buyer: The purchase is subject to 10% VAT and to Stamp Duty (AJD) (Law 5/2021 on Transferred Taxes), at a rate of 1.2%. The costs of the public deed and registration at the Land Registry are regulated by official tariffs (RD 1426/1989) and (RD 1427/1989), respectively. Estimated costs range between €500 and €2,000 for notary fees and between €250 and €1,500 for Land Registry fees. Administrative agency fees (gestoría, if voluntarily contracted, with freely agreed fees): estimated between €300 and €500. The municipal capital gains tax (IIVTNU) is payable by the seller (art. 104 TRLRHL). Total estimated cost for the buyer: €463,300. This estimate is indicative only and is provided in accordance with art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Agency/intermediation fees are payable by the seller.

MLC