

Apartment for sale in Martiricos, Málaga Ciudad

3 Bedrooms | 2 Bathrooms | 111 m² Interior | **Garage** Yes | **Pool** Yes
€ 591 IBI | € 2,568 Community fees



Property Description

Live in one of Málaga's most iconic and cutting-edge architectural developments. This home stands out for its contemporary design, brightness, and integration in a residential complex that redefines the concept of comfort and urban lifestyle on the Costa del Sol. Home features: Layout: 3 spacious bedrooms and 2 full bathrooms. Outdoor space: Private terrace ideal for enjoying Málaga's weather. Included extras: Conveniently accessible parking space and private storage room. Common areas and building amenities: The Torres de Martiricos building offers exclusive communal facilities designed to cover all entertainment, work, and wellness needs without leaving home: Rooftop pool: Bathing area and panoramic solarium with nearly 360° views of the city, sea, and mountains. Fully equipped gym: Space dedicated to fitness and health. Cinema Room: Private audiovisual space for events and screenings. Coworking Area: A fully equipped workspace and meeting area for professionals and remote work. Game Room: Recreational space for kids and teens. Community Laundry: Additional service for greater convenience for residents. Strategic Location and Connections Surroundings: Located just a few minutes' walk from Málaga's historic center, close to sports, cultural, and commercial facilities. Transportation: Excellent access to the main roads of the city and quick connection to the highway (Ronda Este and Ronda Oeste), making it easy to get to the airport, the University, the Technology Park, and the coast. Plus, this property has a tourist license, so we'll have the option of an interesting investment.

If you want to visit this magnificent property, you just have to call me to make an appointment, we'll be happy to assist you.

Estimated costs payable by the buyer: The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), the maximum standard rate of which is 7 per cent. The taxable base shall be the higher of the price stated in the deed and the cadastral reference value (Article 10 of the Consolidated Text of the Law on Property Transfer Tax and Judicial Fees). Reduced rates may apply depending on the buyer's personal circumstances. The costs of the notarial deed and registration with the Land Registry are governed by official fee schedules (Royal Decree 1426/1989) and (Royal Decree 1427/1989) respectively. An indicative estimate is between €500 and €2,000 for notarial fees and between €250 and €1,500 for registration fees. Administrative agency (if engaged voluntarily, fees are at the agency's discretion): Estimated cost between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the TRLRHL). Estimated total cost to the buyer: €546,700. This estimate is indicative and is provided in accordance with Article 20.1.c) of the TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Estate agent's fees are payable by the seller. MDP