

# Malaga

Apartment / Apartamento

€675,000

Ref: X21781



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109 m<sup>2</sup>



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## Property Purchase Expenses

Property price .....	€675,000 (£573,615)
Transfer tax 7% .....	€47,250 (£40,153)
Notary fees (approx) .....	€750 (£637)
Land registry fees (approx) ...	€750 (£637)
Legal fees (approx) .....	€1,500 (£1,275)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,549)
Remainder of deposit to 10% .....	€64,500 (£54,812)
Final Payment of 90% on completion ....	€607,500 (£516,254)

\* 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

Welcome to a completely renovated luxury building located in the heart of Malaga's Centro Histórico.

This duplex penthouse is the crown jewel of the building. This luxurious residence offers a perfect blend of elegance, comfort, and modern living. Boasting two bedrooms and two bathrooms "en suite", this penthouse is designed to cater to the most discerning tastes.

As you step inside, you are greeted by the warmth and charm of the wooden floor that spans the entire living space, adding a touch of natural beauty to the contemporary design. The open plan layout seamlessly integrates the living, dining, and kitchen areas, the height to the ceiling with its roof beams are creating a spacious and fluid atmosphere. The high-quality open plan kitchen is a chef's dream come true. Equipped with top-of-the-line appliances and sleek countertops, it offers a seamless cooking experience while exuding a sophisticated aesthetic.

The master bedroom is located on its own floor with its own en suite bathroom and fitted wardrobes.

Another highlights of this penthouse is the private roof terrace, a tranquil oasis above the bustling city. Step outside and be captivated by the stunning panoramic views that surround you. The terrace provides ample space for outdoor lounging, dining, and entertaining, ensuring that every moment spent here is a memorable one. Additionally, a small outdoor kitchen is conveniently located on the terrace, allowing you to indulge in al fresco dining experiences with ease.

Every detail in this duplex penthouse has been meticulously chosen to provide a luxurious and comfortable lifestyle. From the elegant design to the high-quality finishes, this residence exemplifies modern living at its finest. Don't miss the opportunity to make this extraordinary penthouse your own and experience a new level of refined living in the heart of the city.

About the building

This building is situated in one of the most sought-after areas of Malaga, it offers a unique opportunity to live in a historic 1900th-century building, meticulously restored to its former glory. The combination of the building's rich history and modern amenities creates a truly exceptional living experience.

No detail has been overlooked when it comes to quality and craftsmanship. Each property has been finished to the highest standards, using only the finest materials. The interiors are designed in a contemporary Scandinavian style carefully blended with the original features from the 1900th century building, combining clean lines, natural light, and a sense of tranquility.

In addition to the luxurious finishes, El Postigo offers a range of amenities to enhance your living experience. With amenities such as shops, restaurants, and cultural attractions just a stone's throw away, you will have everything you need right at your doorstep. Plus, with excellent transport links nearby, you can easily explore all that Malaga has to offer. Experience the epitome of luxury living in Ma...

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