

# Velez-Malaga

## Duplex/Townhouse / Casa adosada

### €398,000

### Ref: X22160



10



3



488 m<sup>2</sup>



488 m<sup>2</sup>



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€398,000 (£335,275)
Transfer tax 7% .....	€27,860 (£23,469)
Notary fees (approx) .....	€750 (£632)
Land registry fees (approx) ...	€750 (£632)
Legal fees (approx) .....	€1,500 (£1,264)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,527)
Remainder of deposit to 10% .....	€36,800 (£31,000)
Final Payment of 90% on completion ....	€358,200 (£301,748)

\* 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

A majestic historical mansion from 1930 is for sale in Vélez Málaga, spread over three floors, featuring impressive architecture and multiple versatile spaces. On the ground floor, there are two commercial premises located on the sides of the building, ideal for generating additional income or for personal commercial use. Additionally, within the mansion itself, there is a third commercial space, perfect for a boutique store, art gallery, or any other exclusive business. Ascending the grand, stately staircase, you reach the first floor, where two spacious living rooms open up, filled with natural light through large windows, making them the perfect setting for family gatherings, social events, or simply enjoying a cozy and refined atmosphere. Also on this floor is an elegant office, providing a quiet and private space, ideal for working from home or managing personal affairs. The kitchen, equipped with an adjacent pantry, is spacious and functional, designed to meet the most demanding culinary needs. Additionally, another living room offers a versatile space that can be used as a sitting room or entertainment area. For added convenience, there is also a full bathroom on this floor. On the second floor, the mansion features 10 large bedrooms, each with its own character and decoration possibilities, making it perfect for a large family or for those wishing to convert some rooms into studios, dressing rooms, or recreational spaces. Furthermore, there are two full bathrooms on this floor, ensuring comfort and privacy for all occupants. Finally, a metal staircase leads to the spacious upper terrace, a privileged outdoor space with panoramic views of Vélez Málaga. This area is ideal for enjoying outdoor moments, organizing barbecues, or simply relaxing in the sun. We are pleased to be able to present this dream property to you soon, either personally or via virtual viewing. Because this world, it is unique - just 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