

# Malaga

## Apartment / Apartamento

€390,000

Ref: X22538



2



2



81 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



spanish  
property  
CHOICE

## Property Purchase Expenses

Property price .....	€390,000 (£336,531)
Transfer tax 7% .....	€27,300 (£23,557)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,294)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,589)
Remainder of deposit to 10% .....	€36,000 (£31,064)
Final Payment of 90% on completion ....	€351,000 (£302,878)

\* 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

Investment Opportunity in the Heart of Málaga!

Discover This Stunning Income-Generating Duplex – A Prime Investment in the Heart of Málaga

We are proud to present this exceptional duplex, perfectly tailored for savvy investors looking to capitalize on a high-demand property in one of Málaga's most coveted locations.

Nestled just behind El Corte Inglés, this gem sits in the vibrant city center—surrounded by top-tier services, boutiques, dining, and entertainment options.

Property Layout:

Upper Floor:

Fully furnished, modern kitchen equipped with everything you need

Bright and airy living-dining area, perfect for relaxing or entertaining

Convenient guest toilet

Lower Floor:

Two spacious bedrooms with built-in wardrobes

One stylish, full bathroom

This duplex also boasts a tourist license, offering a turnkey opportunity for immediate entry into the lucrative vacation rental market.

A secure, high-yield investment in one of Málaga's most desirable neighborhoods—this opportunity won't last long!

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