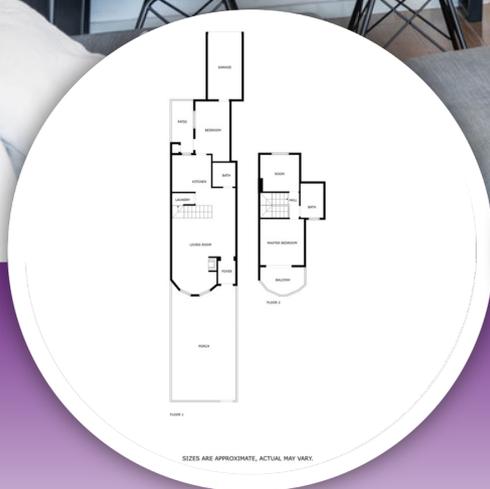


# Malaga

## Duplex/Townhouse / Casa adosada

# €565,000

### Ref: X22544



3



2



134 m<sup>2</sup>



✓



Consumption  
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Emissions  
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Huércal-Overa Office  
Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€565,000 (£487,539)
Transfer tax 7% .....	€39,550 (£34,128)
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% .....	€53,500 (£46,165)
Final Payment of 90% on completion ....	€508,500 (£438,785)

\* 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

Discover this delightful 3-bedroom, 2-bathroom townhouse nestled in the sought-after coastal neighbourhood of Guadalmar, Málaga — just a short stroll from the beach and local amenities.

Key Features:

Private garden & BBQ Area – Enjoy relaxed outdoor living in your own lush garden, perfect for entertaining guests or enjoying peaceful family evenings.

Spacious layout – The ground floor offers a bright, open-plan living and dining area seamlessly connected to a modern kitchen. Also on this level: a full bathroom, a convenient guest bedroom, and direct access to a private garage.

Quality & Energy Efficiency - German kitchen design and ceramic flooring throughout. Additionally, the property features seven solar panels, providing comfort and savings.

Comfortable upstairs living – The upper floor hosts two well-proportioned bedrooms and a shared bathroom, ideal for family living or guests.

The garage includes direct access from the ground floor for added security and convenience. There is an additional outdoor parking space, just in front of the house, and directly assigned to the property.

Prime location – Set in a tranquil residential area just minutes from the beach, Málaga Airport, and city center, with excellent transport links and proximity to schools, a golf course, shops, and restaurants.

This home offers the perfect blend of comfort, space, and outdoor enjoyment in one of Málaga's most desirable areas. Guadalmar Beach is 450 m long and around 30 m wide, and it is the closest beach to Malaga Airport, between the golf course and the mouth of the river, and just next to the Guadalhorce Estuary Natural Site, a protected area due to its high environmental value as one of the main migratory routes between Europe and Africa, housing a large variety of bird fauna.

Don't miss this opportunity – contact us today to arrange a viewing!

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