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Floors

Málaga



Rooms: 2	Bathrooms: 1	M²: 71	Price: 240,000 €
Status: Sale	Property Type: Floors	Reference: R5401744	Publish date: 13.06.26

Overview:????Apartamento luminoso en el centro de Málaga – Listo para tu toque personal ???? Gemini ha dicho Aquí tienes la traducción profesional adaptada para portales internacionales (como Rightmove o Kyero). He usado un tono que resalta tanto el potencial de inversión como la ubicación estratégica, que es lo que más busca el cliente extranjero en el centro de Málaga. ???????? English Version: Bright Apartment in Calle Pelayo – Prime Málaga City Center Location Discover this light-filled 71 m2 apartment located in the sought-after Calle Pelayo, a central area offering excellent transport links and all essential amenities right at your doorstep. This property is a fantastic opportunity for those looking to personalize their home to their own style or as a high-potential investment in Málaga's rapidly growing real estate market. Surface: 71 m2 Location: Heart of Málaga (Calle Pelayo) Potential: High capital appreciation and renovation project. Don\'t miss the chance to create your dream home or secure a profitable asset in one of Andalusia\'s most vibrant cities. ???????? English Version: Bright Apartment in Calle Pelayo – Prime Málaga City Center Location Discover this light-filled 71 m2 apartment located in the sought-after Calle Pelayo, a central area offering excellent transport links and all essential amenities right at your doorstep. This property is a fantastic opportunity for those looking to personalize their home to their own style or as a high-potential investment in Málaga's rapidly growing real estate market. Surface: 71 m2 Location: Heart of Málaga (Calle Pelayo) Potential: High capital appreciation and renovation project. Don\'t miss the chance to create your dream home or secure a profitable asset in one of Andalusia\'s most vibrant cities. It features two spacious bedrooms, perfect for rest or setting up a home office. A fully renovated bathroom, designed with style and

functionality. A fully fitted kitchen, offering ample storage and all the essentials. A bright living room with a large Climalit glass wall, providing thermal and acoustic insulation, and creating a calm and cozy atmosphere. New doors and an efficient, well-used layout. The apartment enjoys abundant natural light all day long thanks to its orientation. And the location? Truly unbeatable: ???? Surrounded by local shops, bakeries, pharmacies, and everything you need daily ???? Just 1 minute from several bus lines (7, 8, 21, 23, and 25) ???? 2 minutes from three schools—ideal for families ???? 3 minutes from a supermarket ???? 6 minutes from a gym ???? 2 minutes from the municipal market ???? And only 15 minutes on foot to El Corte Inglés Whether you're looking for your first home, a new place to settle in, or a solid investment in one of Málaga's most in-demand areas, this flat is a golden opportunity. No renovation needed—just move in and start enjoying! ???? \"Contact us today to arrange a viewing and discover the full potential of this property!\" You have at your disposal the abbreviated informational document. Estimated Buyer's Expenses The purchase is subject to the Property Transfer Tax (ITP) (Law 5/2021 on Cedated Taxes), with a maximum general rate of 7%. The taxable base will be the higher of the deeded price and the Cadastral Reference Value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer\'s personal circumstances. Breakdown of Estimated Costs: Notary Fees: Regulated by official tariff (RD 1426/1989). Estimated between €500 and €2,000. Land Registry Fees: Regulated by official tariff (RD 1427/1989). Estimated between €250 and €1,500. Gestoría (Administrative Agency): (Optional service, free-market fees). Estimated between €300 and €500. Municipal Capital Gains Tax (IIVTNU): These costs are the responsibility of the seller (Art. 104 TRLRHL). Total Estimated Cost for the Buyer: [XXX.XXX]€ (+10%) Legal Disclaimer: This estimate is indicative and provided in accordance with Art. 20.1.c) of the TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. PROFESSIONAL FEES: These are covered by the seller and are included in the asking price. MMB

Features:

Lift, None