

# ALL IN

## real estates



### Ground Floor Apartment in Estacion de Cartama

Bedrooms **2** Bathrooms **1** Built **80m2** Terrace **0m2**

**R5448889**

**Ground Floor  
Apartment**

**Estacion de Cartama**

**220.000€**

Bright 2-bedroom apartment with spacious garage and storage room in El Sexmo – Estación de Cártama For sale: a magnificent apartment located in the quiet area of ??El Sexmo (Estación de Cártama), ideal as either a primary residence or an investment. It boasts a strategic location just 10 minutes from the Andalusia Technology Park (PTA) and 20 minutes from the beach, with excellent transport links and all amenities within easy reach. The property features: 2 bedrooms. 1 full bathroom. Bright living room with pleasant views of the Guadalhorce Valley. Private patio. Fully equipped kitchen with appliances that are no more than one year old. Sold fully furnished and ready to move into. The property has a built area of ??118 square meters according to the land registry, distributed as follows: Apartment: 80 m<sup>2</sup> Spacious parking space: 34 m<sup>2</sup> Storage room: 4 m<sup>2</sup> A major advantage is the ease of access: you can enter the apartment directly from the parking space without climbing any stairs—a particularly practical feature for daily living. The area offers all necessary amenities just minutes away: restaurants, a supermarket, a sports center, and a bus stop for line 131, which connects to destinations including the Andalusia Technology Park and the Málaga María Zambrano (Vialia) station. Community fees: Standard fee: €48/month. Currently (until July 2033), there is an additional community levy of €26.52/month. ? Property price: €220,000 Additional information: Estimated final price (indicative): approx. €237,900 (if financing is

used), calculated as an estimate based on the purchase price and including the following indicative costs: - Property Transfer Tax (ITP) (7%) = €15,400 - Notary and registry fees (approx.) = €2,500 In accordance with Decree 218/2005 of the Regional Government of Andalusia, please note that the published price does not include Property Transfer Tax (ITP) or notary, registry, or administrative fees. The offered price is not subject to automated customization or price increases based on the buyer's urgent need or circumstances. Advertising in compliance with Law 10/2025 of December 26.

Bar  
Near Transport

Bar  
Storage Room

Courtesy Bus