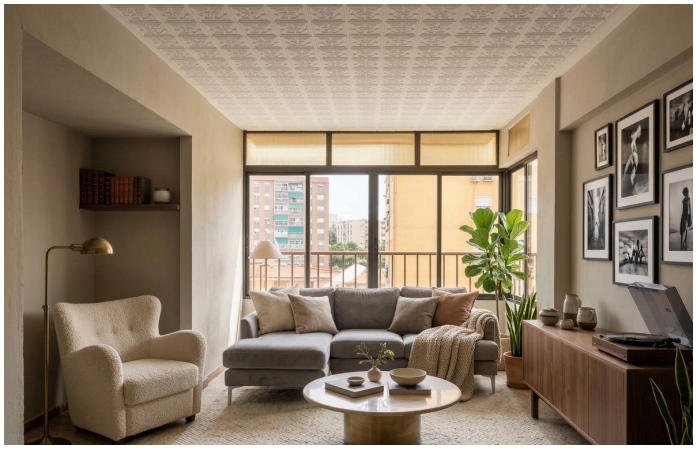
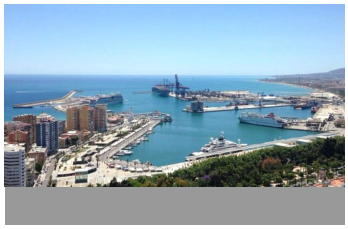
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Middle Floor Apartment in Málaga

Bedrooms	3	Bathrooms	1	Built	83m2	Terrace	0m2

R5483188	Middle Floor Apartment	Málaga	265.000€

A property requiring full renovation—perfect for creating your dream home or for generating rental income in one of Málaga’s most sought-after and established neighborhoods. Current layout: 3 bedrooms with potential for reconfiguration. 1 full bathroom. Living room with natural light and unobstructed views. Separate kitchen with a utility/laundry area. Unbeatable location (Cruz de Humilladero / Alameda area): Steps away from the Picasso Gardens, a green space ideal for walking or exercise. Next to the iconic La Canasta café and close to the Municipal Services Building. A short walk from Málaga’s Historic Center, the María Zambrano train station (AVE/high-speed rail), and the bus station. Surrounded by all essential amenities: shops, supermarkets, schools, a health center, and excellent public transport links (bus and metro). Renovated building with accessibility for people with reduced mobility; mains gas connection is possible, although the property currently has no active utility supplies. Why is this a great opportunity? As a property requiring complete renovation, it offers total flexibility to tailor every square meter to your specific needs, optimizing space and significantly increasing the property's market value. Artificial intelligence has been used to recreate decor images. The Abbreviated Information Document (DIA) is available upon request. Estimated costs payable by the buyer: The purchase is subject to the Property Transfer Tax (ITP) (Law 5/2021 on Ceded Taxes), with a maximum general rate of 7%. The taxable base is

the higher of the deeded price or the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Costs for the public deed and Land Registry registration are governed by official fee schedules (RD 1426/1989 and RD 1427/1989, respectively). Indicative estimate of €500 to €2,000 for notarial fees and €250 to €1,500 for land registry fees. Administrative processing services (optional; fees set at the provider's discretion): estimated at €300 to €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). Estimated total cost for the buyer: €305,149.50. This is an indicative estimate 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. Intermediation ?fees ?payable ?by ?the ?buyer ?(1%). ?ARV.

Lift

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