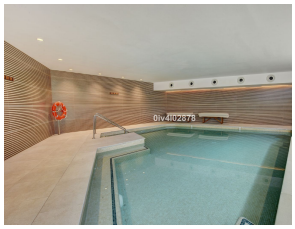
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Middle Floor Apartment in Los Alamos

Bedrooms	3	Bathrooms	2	Built	132m2	Terrace	58m2

R5408485	Middle Floor Apartment	Los Alamos	1.490.000€

This stunning, recently built contemporary apartment occupies a prime beachfront position in Los Alamos, one of the Costa del Sol's most sought-after coastal addresses. Offering three bedrooms, two bathrooms and an abundance of natural light, the property enjoys uninterrupted panoramic views of the Mediterranean that sweep from one side of the coastline to the other. On entering, a welcoming hallway with a built-in storage closet leads into a vast open-plan lounge and dining area. Floor-to-ceiling windows on two sides frame the stunning sea views, and sliding doors on both sides open directly onto the immense wraparound terrace — ideal for alfresco living. As a corner unit with a favourable orientation, the apartment enjoys generous afternoon sun throughout the day. The sleek, contemporary kitchen sits open to the living space, sharing the same spectacular beachfront outlook, and benefits from a dedicated utility area. Underfloor heating runs throughout the entire apartment for year-round comfort. The master bedroom is a private retreat with a walk-in wardrobe and en-suite shower room. The two further bedrooms are well proportioned with fitted wardrobes and share a stylish guest bathroom. Both guest bedrooms, along with the lounge, have direct access to the expansive terrace. The apartment comes with two private underground parking spaces and a storeroom. Residents benefit from exceptional communal facilities including a large outdoor pool, a heated indoor pool and a rooftop gym with sea views. Ideally located in

Los Alamos, the apartment is moments from a wonderful selection of chiringuitos, restaurants, bars and supermarkets. A local train station provides easy access to Málaga city centre, Plaza Mayor shopping centre and Málaga International Airport. DEED: Total Built Area 132m2, Terrace 58m2 Year of Build: 2025, Aprox fees IBI :1500€ per year - Basura 300€ per year - Community 300€ per month / CEE:Energy Consumption Rating & CO2 Emissions Rating Pending In compliance with the Third Final Provision of Law 10/2025, of 28 December, on customer service and transparency, as well as current sector regulations and Andalusia's Royal Decree 218/2005 on Information, please note that the price shown does not include the taxes and expenses inherent to the purchase, although our real estate agency's fees are included. The exact costs will be provided in the Brief Information Document (D.I.A.), either before or during the viewing of the property. The purchase-related costs include notary fees, which will be calculated according to the official fee schedule (Annex I, Royal Decree 1426/1989, of 17 November), and Land Registry fees, charged according to the official fee schedule (Annex I, Royal Decree 1427/1989, of 17 November). The administrative agency (gestoría) fees for handling the paperwork, tax settlement, and registration are estimated at approximately €400 (VAT included), varying depending on the complexity of each case. In addition, the Property Transfer Tax (ITP) will apply at the rate currently in force in Andalusia (generally 7%, with reduced rates of 6%, 3.5%, etc., depending on the buyer's personal circumstances or the property's characteristics), levied on whichever is higher: the Cadastral Reference Value or the sale price. Buyers can check their personal situation on the Andalusian Tax Agency's website. The information provided is for guidance only, is non-binding, and has no contractual value. ?The ?offer ?is ?subject ?to errors, price ?changes, ?availability, and/or withdrawal from the ?market without ?prior notice, ?so ?we recommend contacting the ?company ?to ?confirm ?the ?most ?up-to-date ?information.

Covered Terrace	Covered Terrace	Double Glazing
Ensuite Bathroom	Fitted Wardrobes	Gym
Lift	Near Transport	Private Terrace
Solarium	Storage Room	Utility Room