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# Floors

Málaga



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| Rooms: 4 | Bathrooms: 2 | M²: 107 | Price: 460,000 € |
| Status: Sale | Property Type: Floors | Reference: R5394808 | Publish date: 01.06.26 |

Overview:We present this fantastic property located in one of Málaga's most sought-after areas: Alameda de Capuchinos, just a few minutes' walk from the historic centre and surrounded by all essential services for everyday living. Situated on the second floor, the property offers 107 m2 built area, comfortably and functionally distributed into 4 bedrooms and 2 bathrooms, making it ideal both for families and for those seeking an excellent investment opportunity in a strategic location. The apartment stands out for its brightness and spacious rooms. The living room enjoys abundant natural light throughout much of the day thanks to its orientation and large windows, creating a warm and welcoming atmosphere. The property also features a fully equipped independent kitchen with a practical separate laundry area, providing extra comfort and storage space. One of its main added values is the large private parking space included in the price, with easy access and manoeuvrability — a true luxury in this central area of Málaga, where parking is especially limited and highly sought after. Its excellent location, very close to El Ejido and the University Campus of Málaga, also makes it a great investment opportunity for both residential and student rentals. In addition, you will enjoy the essence of Málaga just a short walk away: culture, gastronomy, shops, leisure areas and the vibrant historic centre, while still benefiting from the comfort of a well-established and well-connected residential neighbourhood. A bright, well-distributed property with a rare added value in Málaga city centre: space, location and private parking all in one home. For further information or to arrange a viewing, please do not hesitate to contact us. The Abbreviated Information Document is available upon request. Taxes (Property

Transfer Tax or VAT + Stamp Duty) + notary and registry fees. NBC Estimated buyer costs: The purchase is subject to the Property Transfer Tax (ITP), (Law 5/2021 on transferred taxes), with a general maximum rate of 7%. The taxable base will be the higher of the purchase price stated in the deed and the cadastral reference value (Article 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. Notary and Land Registry fees are regulated by official tariffs (Royal Decree 1426/1989 and Royal Decree 1427/1989 respectively). Estimated range between €500 and €2,000 for notary fees and between €250 and €1,500 for registry fees. Agency fees (if voluntarily contracted, free pricing): estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is paid by the seller (Article 104 TRLRHL). Estimated total buyer cost: 46.000€. (+10%) This estimate is indicative and provided in accordance with Article 20.1.c of the Spanish Consumer Law (TRLGDCU). The final amount will depend on the specific circumstances of the transaction and the buyer. Agency fees are paid by the seller. NBC

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Features:

Air conditioning, Lift, Parking