

# SPANISHESTATE

<https://www.spanishestate.com/apartment/malaga-centro-29008/4727793/>

## apartment for sale Málaga Centro 29008, Málaga-Costa Del Sol

Beautiful apartment on Calle Carretería, in the historic center of Malaga, recently renovated and ready to move into directly. In one of the best streets in the historic center of Malaga -which by the month of April will be completely redeveloped and will be pedestrianized as shown in the attached photo of the project-. It is a wide street with light where the property is located, without a night bottle or noise because there are no bars or nightclubs in the surroundings (unlike in many other places in the center). To see from the balcony the passage of Holy Week and other celebrations; in a beautiful historic and protected building, rehabilitated 10 years ago and recently painted and repaired -with adaptation to architectural barriers- in the façade, lobby, staircase, and interior patio. No pending spills. Sunny balcony with natural wood closure and views of Carretería street. Columns and wooden ceilings of 3.20 meters high with many decorative possibilities. Useful main floor of 54 m2 (living room, kitchen, bathroom and a room) and a 15 m2 loft with two custom built-in wardrobes -height 1.30 cm, with variable use possibilities-. Suitable for vacation rental license for having all the conditions. Complete equipment in bathroom and kitchen (except washing machine and dishwasher which are not included although it is negotiable). Air conditioning and heating. Newly installed 100-liter electric hot water heater with a three-year warranty. With a fabulous 3-meter library-cabinet. high and 2.85 mts. long, made to measure for the apartment, which serves at the same time to house television, computer, office table, and library for books (not included in the price but optional to negotiate). Two steps from the Thyssen Museum, Constitution Square, Atarazanas Market, Pier 1, Malagueta Beach and the rest of the Historic Center. Several possible rental car parks within 150 meters (with the possibility of transmitting my car parking space rental contract to the buyer, to park car and motorcycle, and for only 100 euros per month). A deposit contract (amount 10% of the agreed sale price) and a private contract will be provided by the seller -as well as the payment of the Municipal Capital Gain Tax-. The designation of the Notary, and expenses of the Notary and Property Registry in charge of the buyer. The IBI is 184.56 euros per year. The community is 66.85 euros per month. Only interested in sale, not in rent. Realtors asking for exclusivity to abstain. For potential European and non-EU buyers: I am a lawyer, I speak English without problem, and I can provide all the documentation in that language and all the legal guarantees for a secure transaction. Likewise, the necessary help to obtain a municipal license for vacation rentals is included in the price -if it is the case-.

### property details

Spanishestate id:	<b>4727793</b>
reference::	-
close to/ located:	<b>Málaga Centro 29008</b>
region:	<b>Málaga-Costa Del Sol</b>
property type:	<b>apartment</b>
rooms:	<b>1</b>
property surface:	<b>54 m2</b>

### contact

name:	<b>MANUEL</b>
spreekt:	<b>English, French, Spanish</b>
telefoon:	<b>+34609828476</b>

surface plot:

- m2

price:

**€ 256.000**