

Apartment in Málaga

Reference: R5123068



Bedrooms: 3

Bathrooms: 1

M<sup>2</sup> Build size: 73

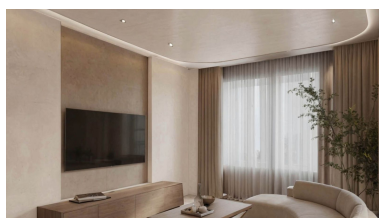
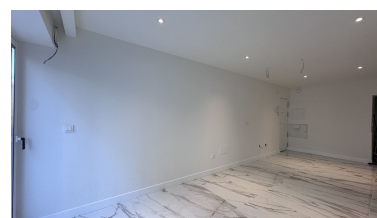
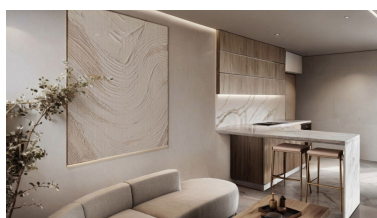
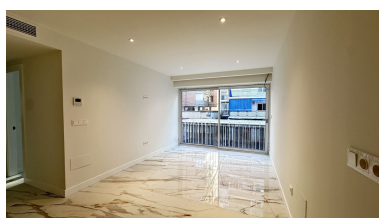
Price: 315,000 €

Status: Sale

Property Type: Apartment

Parking places: by request

M<sup>2</sup> Plot Size: 89



**Overview: Exclusive Opportunity: Brand New Designer Home on Calle Santa Marta, Malaga** This report details the characteristics and selling points of the property located at Calle Santa Marta, 6, in the established neighbourhood of Cruz del Humilladero. It is a three-bedroom flat that has undergone a complete transformation to become a modern, functional and highly efficient space.

**1. Property Summary** The property is located on the first floor of a building equipped with a lift. The renovation project has optimised the original layout to maximise circulation and the use of natural light.

**Main Features Details** Location Calle Santa Marta, Cruz del Humilladero, Málaga Built Area 73 m<sup>2</sup> Usable Area 70 m<sup>2</sup> Layout 3 Bedrooms, 1 Bathroom, Integrated Living Room-Kitchen, Laundry Room Condition Completely renovated (final phase) Price €350,000 (excluding fees and taxes)

**2. Selling Points and Differential Value** Strategic Location and Unbeatable Connectivity The property enjoys a privileged location for urban living: Transport: Located right in front of La Unión Metro station, offering direct connections to the rest of the city, buses and trains. Proximity: A short distance from the historic centre of Malaga and Misericordia Beach. Services: Area surrounded by hospitals, local shops, educational centres and a vibrant range of amenities. gastronomic and nightlife. High-Quality Comprehensive Renovation This is not a simple facelift, but a thorough renovation that guarantees long-term peace of mind for the buyer: Installations: Complete renovation of plumbing and electrical systems. Finishes: Use of high-quality materials for tiling, flooring and cladding. Carpentry: Installation of new aluminium carpentry and modern interior doors. Air conditioning: Centralised system via ducts, visible in the technical specifications of the project. Potential for Customisation and 'Turnkey' As it is in the final stages of completion, the property offers unique advantages: Customised heart of the home: There is an opportunity to adapt the kitchen design to the buyer's taste and personality. Optional Service: Possibility of 'turnkey' delivery, which includes the completion of the kitchen, decoration and integral furniture for immediate occupancy without worries.

**3. Layout Analysis (Renovation Project)** The interior design has been planned under the concept of open space ('open concept'), integrating the living area to create a welcoming atmosphere. Living Area (23.69 m<sup>2</sup>): A spacious open-plan area combining the living room, dining room and kitchen, designed to encourage social interaction and visual spaciousness. Master Bedroom (13.47 m<sup>2</sup>): Spacious and bright, with optimised storage capacity. Additional Bedrooms: Bedroom 2 (7.50 m<sup>2</sup>) and Bedroom 3 (8.73 m<sup>2</sup>), both with exterior windows that ensure ventilation and natural light. Bathroom (3.42 m<sup>2</sup>): Equipped with modern fixtures and top-of-the-line finishes. Separate Laundry Room (2.00 m<sup>2</sup>): Functional separate space for cleaning tasks, optimising order in the rest of the home.

**4. Investment and Legal Aspects** The property is a safe investment for both primary residence and the rental market, due to its location in a central area that is constantly increasing in value. In the case of second or subsequent transfers: ITP (Property Transfer Tax) of 7%. In the case of new homes/first transfer: VAT of 10%. Additional expenses: Stamp Duty (AJD) of 1.2% on the purchase price, plus notary and registration fees.

**5. Technical Specifications of Installations (Electricity Legend)** The project includes a complete technical provision according to the plans of 'The Boutique Interiors': Fibre optic sockets and registers for coaxial cables (RTV). Common telecommunications installation (ICT). Provision for blind motors. Specific sockets for electric water heater, extractor fan, washing machine and dishwasher. Integrated LED lighting and strategic light points in corridors and main rooms. Enjoy excellent public transport connections, proximity to the historic centre and the beach. In addition, this area is known for its vibrant nightlife, charming shops and wide range of restaurants. Please do not hesitate to contact us for further information and to arrange a viewing without obligation. We will be delighted to assist you.

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Features:

Lift, Investment, None