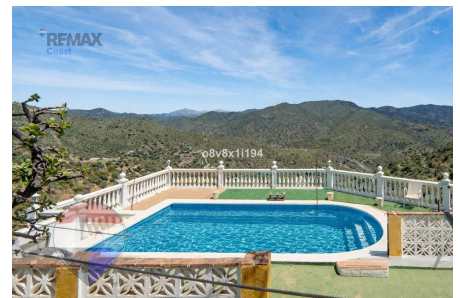
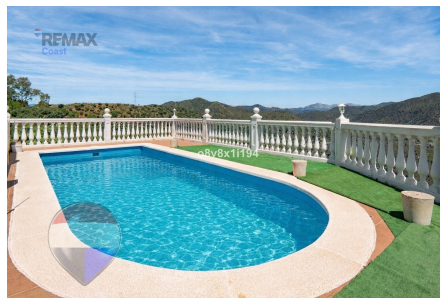


Finca - Cortijo in Ciudad Jardín

€264,500

Ciudad Jardín, Ciudad Jardín, Málaga

Bedrooms: 3 | Bathrooms: 2 | Plot: 3000 m² | Built: 100 m²



Overview

Live surrounded by nature, just 17 minutes from Málaga

If you are looking for peace and tranquillity without giving up the convenience of being close to the city, this charming rustic property offers the perfect retreat, combining nature and comfort. Located just 17 minutes from Málaga, on the road leading up to the Pantano del Agujero reservoir, it enjoys a privileged setting where peace, privacy and fresh air take centre stage.

The property features a swimming pool area and terraces with open views, perfect for enjoying the Mediterranean climate throughout the year, whether for family gatherings, entertaining friends or simply relaxing and switching off.

The house offers **262 m2** of built area (according to the Land Registry/Cadastre) and sits on a generous **3,999 m2** plot with a south-facing orientation, ensuring plenty of natural light throughout the day and open views over the natural landscape of the Montes de Málaga.

It comprises **3 bedrooms** and **2 bathrooms**, with a practical layout and spacious rooms, all with exterior-facing windows.

Its rustic style, enhanced by traditional features, brings warmth and character to the property, creating a home with a distinctive personality of its own.

The outdoor area offers numerous possibilities, including relaxation areas, space for gardening or cultivation, leisure areas and even potential for expansion. Its natural surroundings are one of its greatest attractions, making it ideal for those who value privacy, a close connection with nature and a more relaxed lifestyle.

The property is **partially renovated**, giving the future owner the opportunity to adapt it to their own taste and further enhance its value, whether as a permanent residence, holiday home or rural investment.

Access to the property is convenient, and its location perfectly combines proximity to Málaga city with the feeling of living in the heart of nature, in an area that is becoming increasingly sought after by buyers looking for a better quality of life.

A property full of character, space and possibilities, just a short distance from Málaga.

Come and visit it and discover everything this unique property has to offer.

In compliance with the information obligations established under Law 10/2025 of 28 December regarding customer service and transparency, as well as the applicable sector-specific regulations, please note that the advertised price does not include the costs and taxes associated with the purchase. These are detailed below:

The estate agency fees for this sale are included in the advertised sale price (P.V.P.).

In the case of **Property Transfer Tax (I.T.P.)**, the tax is calculated on the higher of either the purchase price or the cadastral reference value. The applicable rate may range from 7% to 2%, depending on the buyer's individual circumstances, in accordance with Royal Legislative Decree 1/1993 of 24 September, approving the consolidated text of the Spanish Property Transfer Tax and Stamp Duty Act (TRLITPAJD).

NOTARY AND LAND REGISTRY:

These costs are subject to officially regulated fees, pursuant to Royal Decrees 1426/1989 and 1427/1989 of 17 November, which establish the respective fees for Notaries and Land Registrars.

ADMINISTRATIVE SERVICES (GESTORÍA):

Optional. If requested by the client, the estimated fee for administrative processing, tax settlement and registration with the Land Registry is approximately **€395**, including VAT.

FINANCING:

Should financing be required, any additional costs must be agreed directly with the corresponding financial institution.

You can calculate your individual tax situation through the official website of the **Andalusian Regional Government Tax Agency (Agencia Tributaria de la Junta de Andalucía)** under **Tax Information – Taxes**.

The client is informed that the corresponding **Information Sheet for Second or Subsequent Transfers of Residential Properties** is available.

Amenities

Orientation: South

Condition: Renovation Required
Climate Control: Central Heating
Furniture: Not Furnished

Taxes & Fees

Community: €0 per year

Contact

Purcell Properties

Phone: +34 711 004 395

Email: info@purcellproperties.es

https://purcellproperties.es/property/R5368378_finca-cortijo-ciudad-jardin/