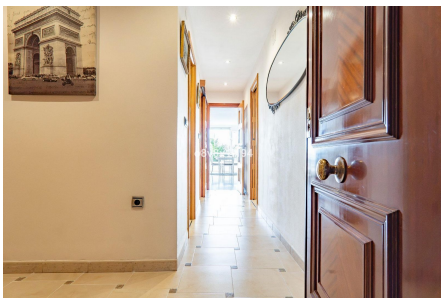
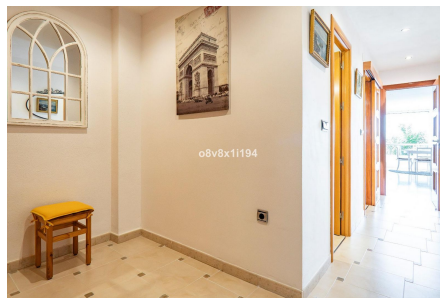
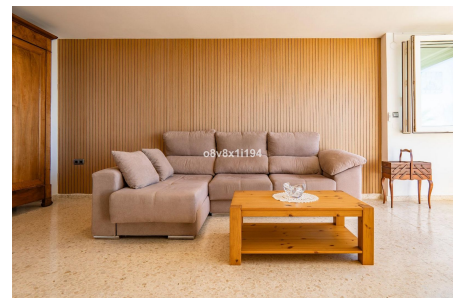


Ground Floor Apartment in Caleta de Vélez

€350,000

Caleta de Vélez, Málaga

Bedrooms: 2 | Bathrooms: 1 | Built: 122 m²



Overview

Attractive and comfortable apartment in Caleta de Vélez, ideal both for year-round living and as a second home near the sea.

The property features a pleasant, light-filled living room equipped with air conditioning, an electric shutter, and an electric awning. The master bathroom includes a built-in sound system. The master bedroom is also air-conditioned, and the apartment boasts fitted wardrobes and laminate flooring, creating a warm and comfortable atmosphere.

A parking space is included—a particularly convenient feature in this area.

Furthermore, the costs for the renovation of the building's façade have already been paid, so you will not

incur that expense.

Approximate annual costs:

* Property tax (IBI) for the apartment: €600/year

* Property tax (IBI) for the parking space: €36/year

In compliance with the information disclosure requirements set forth in Law 10/2025 of December 28 (regarding customer service and transparency) and other applicable sector-specific regulations, please note that the stated price does not include the costs and taxes associated with the purchase. These are broken down as follows:

Brokerage fees for this transaction are already included in the listed sale price.

Regarding the Property Transfer Tax (ITP)—calculated based on the higher of either the sale price or the official cadastral reference value—the rate ranges from 7% to 2%, depending on the buyer's specific circumstances, in accordance with Royal Legislative Decree 1/1993 of September 24 (approving the consolidated text of the Law on Property Transfer Tax and Stamp Duty).

Notary and Land Registry fees: These are subject to official fee schedules, as established by Royal Decrees 1426/1989 and 1427/1989 of November 17, which govern the fee structures for Notaries and Property Registrars, respectively.

Administrative/processing services (gestoría): Optional. Should the client request it, the fees for administrative processing, tax settlement, and registration are estimated at approximately €395 (VAT included).

FINANCING: If financing is required, the amount to cover additional costs must be agreed upon with your financial institution.

You may assess your personal situation via the official portal of the Andalusian Tax Agency (Agencia Tributaria de Andalucía) under the "Tax Information – Taxes" section.

The client is hereby informed that an "Information Sheet on Second or Subsequent Residential Property Transfers" is available.

Amenities

Orientation: South Facing

Condition: Fair Condition

Climate Control: Air Conditioning, Central Heating

Views: Sea Views

Furniture: Fully Furnished

Kitchen: Fully Fitted Kitchen

Parking: Private Parking

Taxes & Fees

Community: €540 per year

IBI: €599 per year

Energy certificate

Consumption: E

Emissions: E

Contact

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https://purcellproperties.es/property/R5504590_ground-floor-apartment-caleta-de-velez/