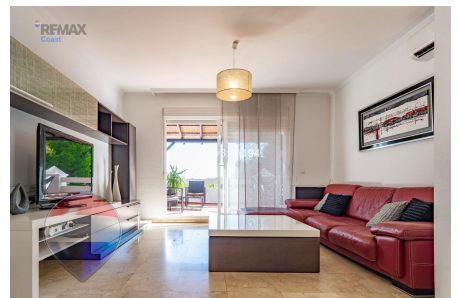
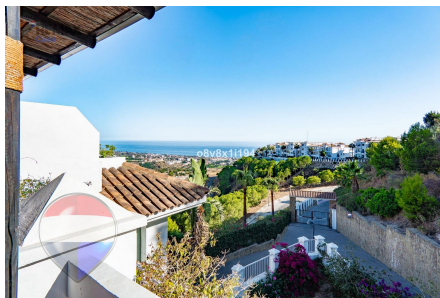


Middle Floor Apartment in La Zenaida

€325,000

La Zenaida, Rincón de la Victoria, Málaga

Bedrooms: 2 | Bathrooms: 1 | Built: 62 m²



Overview

There are homes where the outdoor space is simply an added feature... and others where it becomes the true star of the property.

We are delighted to present this fantastic apartment in La Zenaida, Rincón de la Victoria, featuring an impressive wraparound corner terrace that extends around a large part of the property and offers magnificent open views of the Mediterranean and the surrounding area.

This exceptional outdoor space includes several different areas as well as a section covered by a pergola, making it perfect for enjoying breakfast overlooking the sea, dining outdoors, sunbathing, or spending time with family and friends. A terrace designed to be enjoyed practically all year round.

The property is located on the second floor of a building with a lift and is ready to move into.

It features a pleasant and very bright living-dining room with direct access to the terrace, together with a fully equipped kitchen that is visually open to the living area and designed to make the most of the available space.

The property currently has two bedrooms connected internally, offering a versatile layout that allows them to be used as a main bedroom and an additional room, home office, dressing room or other space depending on your needs.

The property also includes a full bathroom and air conditioning for added comfort.

The residential complex offers a communal swimming pool surrounded by landscaped green areas, creating a peaceful and pleasant setting from which you can also enjoy fantastic views.

In addition, the property includes a parking space, providing a particularly practical added benefit.

A truly distinctive home where the terrace, natural light and views allow you to enjoy the property far beyond its interior space.

Come and see it for yourself. These views really need to be experienced in person.

In compliance with the information obligations established under Law 10/2025 of 28 December on Customer Service and Transparency, as well as the applicable sector-specific regulations, please note that the advertised price does not include the expenses and taxes associated with the purchase, which are detailed below:

The estate agency fees relating to this sale are included in the advertised sale price.

In the case of Property Transfer Tax (I.T.P.), this will be calculated on the higher of either the sale price or the cadastral reference value, and may range between 7% and 2% depending on the purchaser's circumstances, in accordance with Royal Legislative Decree 1/1993 of 24 September, approving the Consolidated Text of the Law on Property Transfer Tax and Stamp Duty (TRLITPAJD).

NOTARY AND LAND REGISTRY: These costs are subject to statutory tariffs, in accordance with Royal Decrees 1426/1989 and 1427/1989 of 17 November, which approve the respective fee scales applicable to Notaries and Property Registrars.

ADMINISTRATIVE PROCESSING / GESTORÍA: Optional. If requested by the client, the estimated fee for administrative processing, tax settlement and registration of the property is approximately €395, including VAT.

FINANCING: If financing is required, any additional costs must be agreed directly with the purchaser's financial institution.

You can calculate your individual tax position through the official website of the Andalusian Regional Government Tax Agency, under Tax Information – Taxes.

Clients are informed that the corresponding Information Sheet for Second or Subsequent Transfers of Residential Property is available.

CONTACT US AND WE WILL REVIEW YOUR INDIVIDUAL CIRCUMSTANCES AND PROVIDE PERSONALISED INFORMATION.

Amenities

Condition: Fair

Pool: Communal

Climate Control: Air Conditioning, Central Heating

Views: Sea

Features: Lift, Private Terrace, Solarium, Storage Room, Wood Flooring, Marble Flooring, Barbeque

Furniture: Part Furnished

Kitchen: Fully Fitted

Garden: Private

Parking: Private

Taxes & Fees

Community: €864 per year

IBI: €298 per year

Energy certificate

Consumption: C

Emissions: C

Contact

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