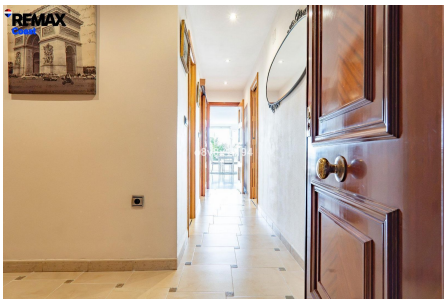
Ground Floor Apartment in Caleta de Velez

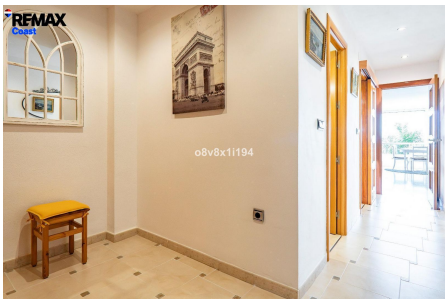
€350,000

Caleta de Velez, Caleta de Vélez, Málaga

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









Overview

There are places where every day begins with the sound of the sea and a very special light. This apartment in Caleta de Vélez is one of them: a cosy home with sea views, right opposite the seafront promenade. It is ideal for living all year round or as a second home just a step from the beach.

As soon as you walk in, you are welcomed by a bright, pleasant living room with sea views, designed to be enjoyed at every moment. It has air conditioning for the hottest days, an electric blind and an electric awning to control the light just as you like. Even the main bathroom has a built-in sound system, so the little moments of the day become a pleasure.

The main bedroom also enjoys sea views and has air conditioning. The fitted wardrobes give you all the space you

need, and the floating wooden flooring makes the whole home feel warm and comfortable.

It is located on the second floor, without a lift, a height that brings peace, privacy and the feel of a little retreat. It also includes a parking space, a real luxury in the area. And there is one more piece of good news: the façade renovation has already been paid for, so you won't have to worry about that expense.

If you are looking for a place where you can feel at home from day one, come and see it. It will be a pleasure to show you around and, who knows, it may be exactly the home you have been waiting for.

In compliance with the information obligations set out in Law 10/2025 of 28 December on customer service and transparency, as well as in the sector regulations in force, please note that the stated price does not include the expenses and taxes inherent to the purchase, which are broken down as follows:
The intermediation fees for this sale are included in the asking price.
Property Transfer Tax (I.T.P.): levied on the higher of the sale price or the cadastral reference value, ranging from 7% to 2% depending on the buyer's circumstances, in accordance with Royal Legislative Decree 1/1993 of 24 September approving the consolidated text of the Property Transfer and Stamp Duty Tax Act (TRLITPAJD).
NOTARY AND LAND REGISTRY: These costs are subject to official fee scales, under Royal Decrees 1426 and 1427/1989 of 17 November approving the fee scales of Notaries and Property Registrars respectively.
ADMINISTRATIVE AGENT (GESTORÍA): Optional. If requested by the client, the fees for the administrative processing, tax settlement and land registry registration are approximately €395 (VAT included).
FINANCING: If needed, the amount of the additional costs must be agreed with your financial institution.
You can calculate your personal situation on the official website of the Andalusian Tax Agency – Tax Information – Taxes.
The client is informed that the corresponding Information Sheet on Second or Subsequent Transfers of Dwellings 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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