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MÁLAGA

■■■■■ ■ Málaga

950 000 €

■■■■■■■■ R5482426

7	4	842 m²	1 473 m²
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Situated in El Atabal, a well-established neighborhood in Málaga, this expansive home (in need of modernisation) provides a great investment opportunity which spans just under 800 m² of built space, combining a generous layout with the possibility of a private guest apartment (with some refurbishment and repairs) and seamless city access. It offers exceptional scale and value, making it ideal for a large family seeking a peaceful retreat within easy reach of Malaga, local beaches, and the international airport. Street level access begins with a spacious garage that includes an integrated workshop, with some stairs leading up to the main residence entrance. Inside, the welcoming entry hall opens into a large, L-shaped living and dining area centered around a fireplace. This main level features three bedrooms—one with an en-suite bathroom—alongside a guest toliet, an independent kitchen, and a glass-enclosed sunroom that directly overlooks the private swimming pool. The upper level there are two sizeable bedrooms that share a full bathroom, while the hallway also leads to and area with plenty of closets , a bedroom, dedicated office zone or lounge, and direct access to a terrace. Additional functional spaces include a separate laundry room with exterior access, ample storage areas, and an extra workshop space. The outdoor grounds are designed for relaxation and entertainment, featuring an outdoor summer kitchen and a 50 m² swimming pool and ample garden area. Adding further versatility, with some repairs and renovation a separate self-contained apartment is possible in the outbuilding that currently exists which could be used for guests or live-in staff. Conveniently positioned just 15 minutes from the María Zambrano train station and 15 to 20 minutes from Málaga Airport, the residence balances secluded living with effortless connectivity. ACCORDING TO DEED: Total Built Area 368.10 m² (living space) / 403.36 m² (including basement) / Plot: 1,473 m², Year of Build: 1973, CATASTRO: Total Built Area 888 m² (570 m² living space + 272 m² outbuildings/storage + 46 m² sports/pool) / Plot: 1,485 m², Aprox fees IBI :4000€ per year - CEE:Energy Consumption Rating G CO2 Emissions Rating G. In compliance with Law 10/2025, RD 218/2005, and current applicable regulations, please note that the published price includes real estate agency fees but excludes purchase-related costs and taxes, which will be detailed in the Abbreviated Information Document (D.I.A.) before or during the property visit. These expenses comprise notary and Land Registry fees calculated according to official tariffs (RD 1426/1989 and RD 1427/1989), administrative management fees estimated at approximately €400 (VAT included) depending on case complexity, and the Property Transfer Tax (ITP) applicable in Andalusia (standard rate of 7% or reduced rates of 6%, 3.5%, etc.), levied on the higher value between the purchase price and the Cadastral Reference Value. This information is indicative, non-binding, and lacks ■contractual ■value; ■the ■offer is ■subject ■to ■errors, ■price ■changes, availability, ■or ■withdrawal from ■the ■market without ■prior ■notice, ■and ■confirming updated details ■directly ■with ■the ■company ■is ■recommended.

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