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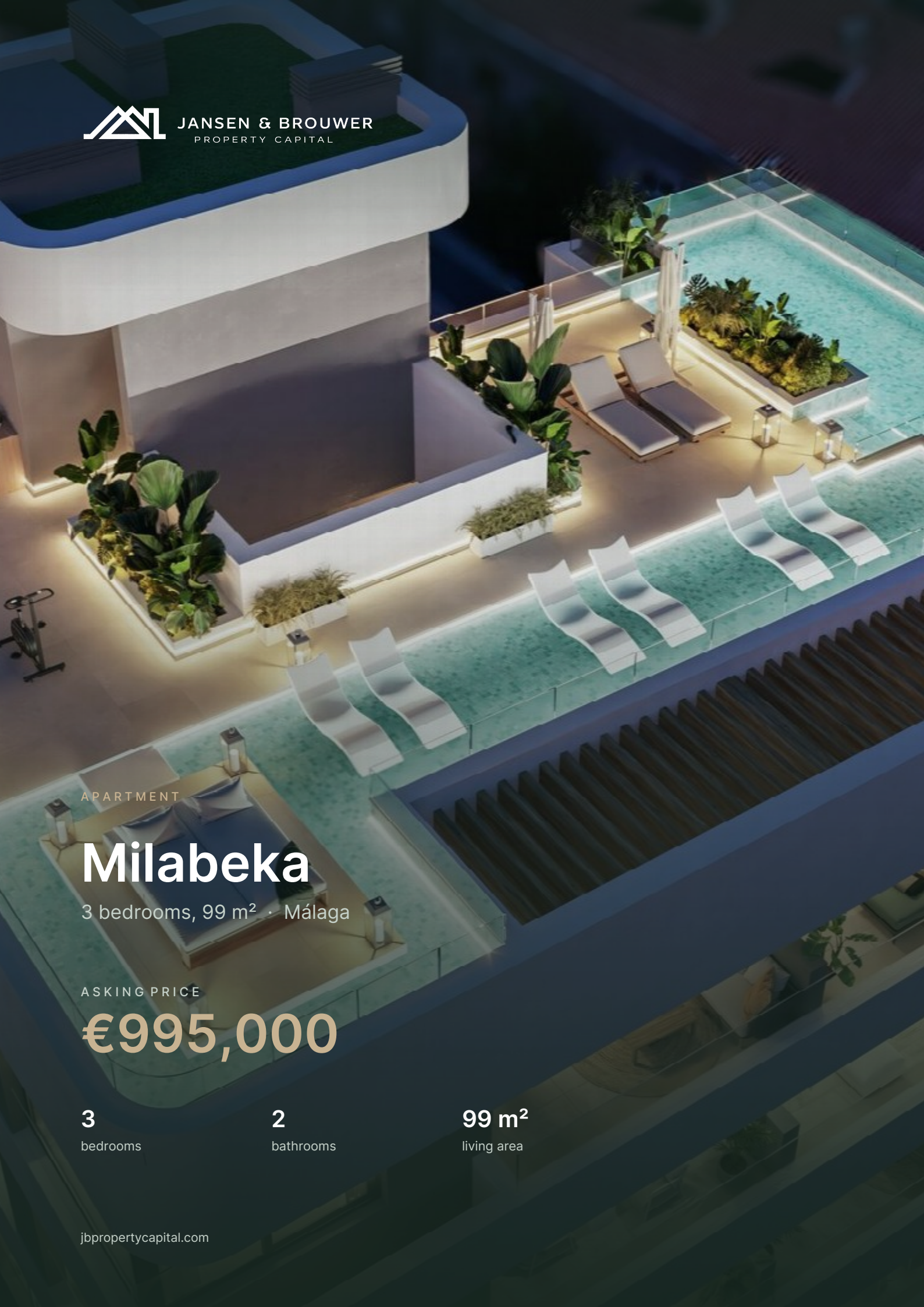


APARTMENT

Milabeka

3 bedrooms, 99 m² · Málaga

ASKING PRICE

€995,000

3
bedrooms

2
bathrooms

99 m²
living area

jbpropertycapital.com

Apartment in Málaga. Spain.

Milabeka is a small new-build scheme of ten apartments in the city of Málaga, on the corner of Calle Milagrosa and Calle Abul Beka.

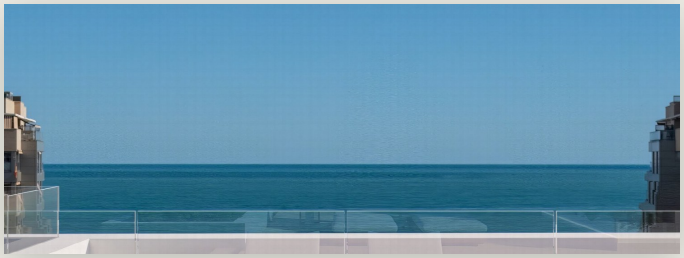
01 · THE PROPERTY

Milabeka

Málaga

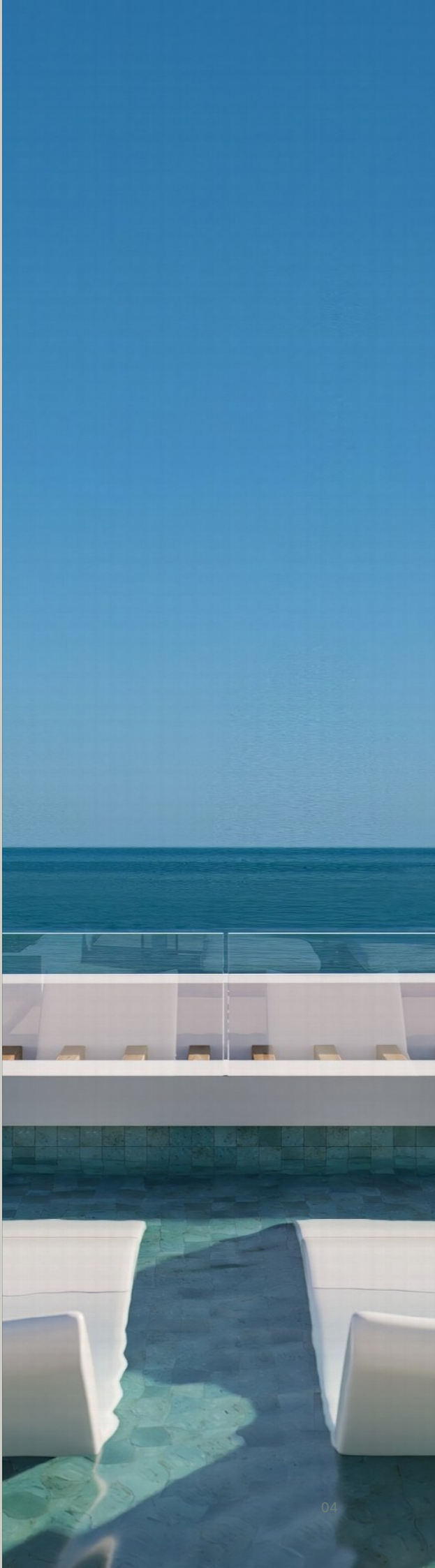
Milabeka is a small new-build scheme of ten apartments in the city of Málaga, on the corner of Calle Milagrosa and Calle Abul Beka. The brochure places the building between Parque del Oeste and Parque Gregorio Sánchez, behind Calle Pacífico and the Paseo Marítimo Antonio Banderas seafront promenade. The homes have two or three bedrooms and two bathrooms and are on the second to fifth floors. According to the brochure, the centre of Málaga and the planned Marina San Andrés are within walking distance. The building will have a rooftop terrace with a communal swimming pool with salt chlorination, reserved for the ten homes, a lift and a semi-automatic parking system, with storage rooms in the basement.

Property type	**Apartment**
Bedrooms	**3**
Bathrooms	**2**
Living area	**99 m²**
Completion	**New build**
Asking price	**€995,000**
Reference	**3.A**



Milabeka

The price list shows a storage room and one or two parking spaces for each home. Finishes include porcelain tile flooring, a kitchen with a choice of colours, fitted wardrobes, aluminium windows with double glazing and electric blackout blinds. An aerothermal heat pump provides heating, cooling and hot water. The available homes have a terrace, and one also has a private solarium. The sales documents do not yet give a completion date. Prices start at € 910.000 and in the current list of homes the range runs up to € 1.330.000. This home, reference 3.A, is on the 3rd floor and has 3 bedrooms, 2 bathrooms and 99 m² of built area, with a terrace of 14 m². This home is priced at € 995.000 excluding 10 per cent IVA, or € 1.094.500 including IVA. Purchase costs come on top; we are happy to calculate the total for you.



02 · WHAT WE DO

You choose. We arrange the rest.

From the first selection to the keys and the years after, all in one place. You do not need to live in Spain for it.

Selection

We filter the market by goal, budget and use, and we know the developments and the agents behind them.

Viewings

A trip along a short list, with planning, transport and someone who really knows the area.

Legal and tax

Spanish lawyer, notary, NIE number and checks on charges, permits and easements.

Financing

A Spanish mortgage or financing from the Netherlands, with purchase costs included.

Transfer

From offer to keys: reservation contract, deed, notary and registration in your name.

After the keys

Utilities, insurance, tax returns and, if you wish, rental and maintenance.

03 · THE AREA

What you will find around Málaga

Málaga is the capital of the province of the same name and the city where Picasso was born. In and around the historic centre are the Alcazaba and museums such as the Museo Picasso and the Centre Pompidou. The west has the beaches of La Misericordia and Sacaba, and metro line 2 runs through this part of the city to Guadalmedina, on the edge of the centre.

Alcazaba

Moorish palace-fortress next to the old town

Museums

Picasso, Centre Pompidou and Carmen Thyssen

La Misericordia

urban beach with a promenade in the west

Metro

line 2 in the west, one change to the centre

María Zambrano

AVE to Madrid, local trains to the airport

15 to 20 min

to Málaga airport

04 · PURCHASE COSTS

What the purchase costs beyond the price

The tax rates are those of Andalusia. Notary and land registry follow the official fee scale (arancel); legal support and the other costs are estimates.

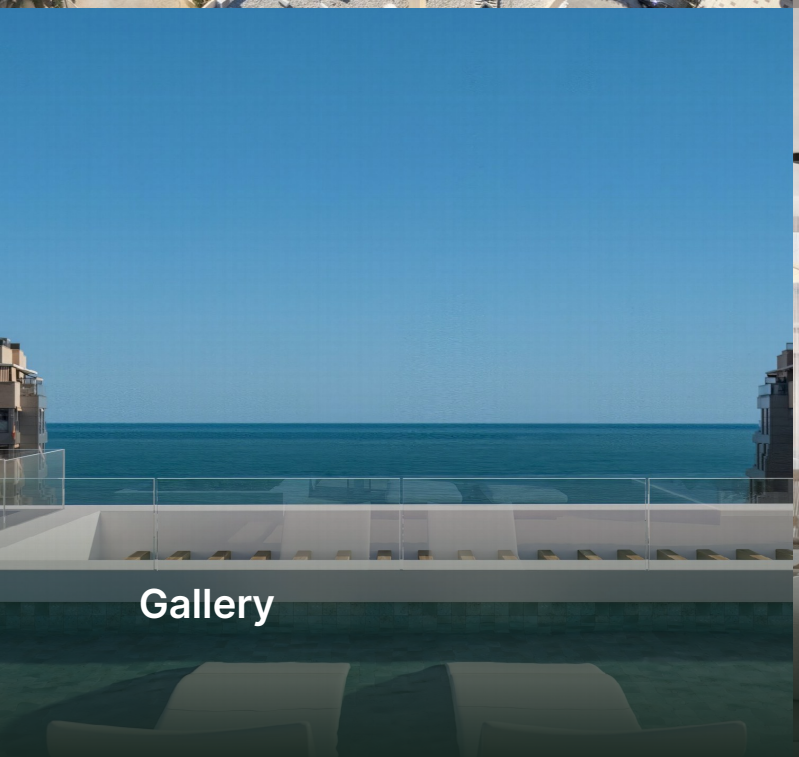
VAT (IVA 10%)	**€99,500**
Stamp duty (AJD 1.2%)	**€11,940**
Notary (official fees plus VAT)	**€1,019**
Land registry (official fees plus VAT)	**€541**
Legal support (1% plus VAT)	**€12,040**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€125,540**

€1,120,540
TOTAL INVESTMENT

€125,540
PURCHASE COSTS

12.6%
OF THE PURCHASE PRICE

Example calculation at the stated asking price, without a mortgage. Tax rates as of September 2026. Notary and land registry follow the official fee scale (arancel) plus VAT; legal support and other costs are estimates. Reduced rates for a first or main home are not included, and the Spanish tax authority may apply its own reference value. No rights can be derived from this calculation.



Gallery

Gallery

05 · IN CLOSING

We guide your purchase, from first viewing to the keys.

Would you like to view this property or first see the full documentation? Please get in touch. We will send the floor plans, the specification and the availability, and arrange a viewing if you wish.

€995,000
asking price

3
bedrooms

99 m²
living area

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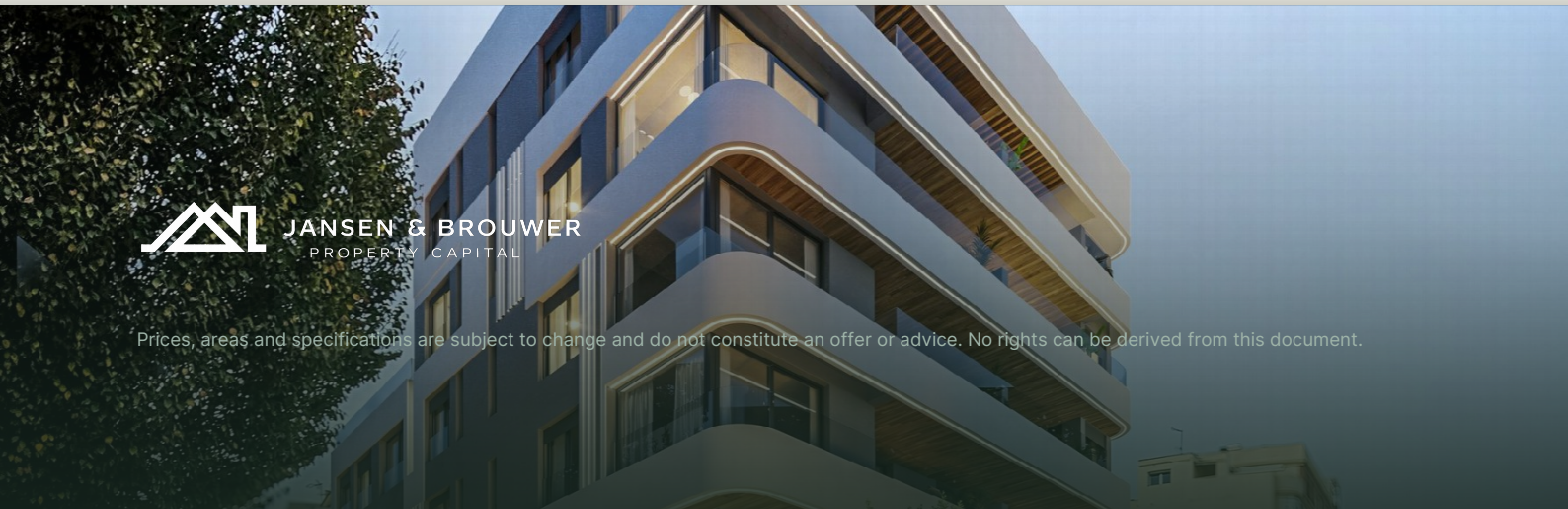

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