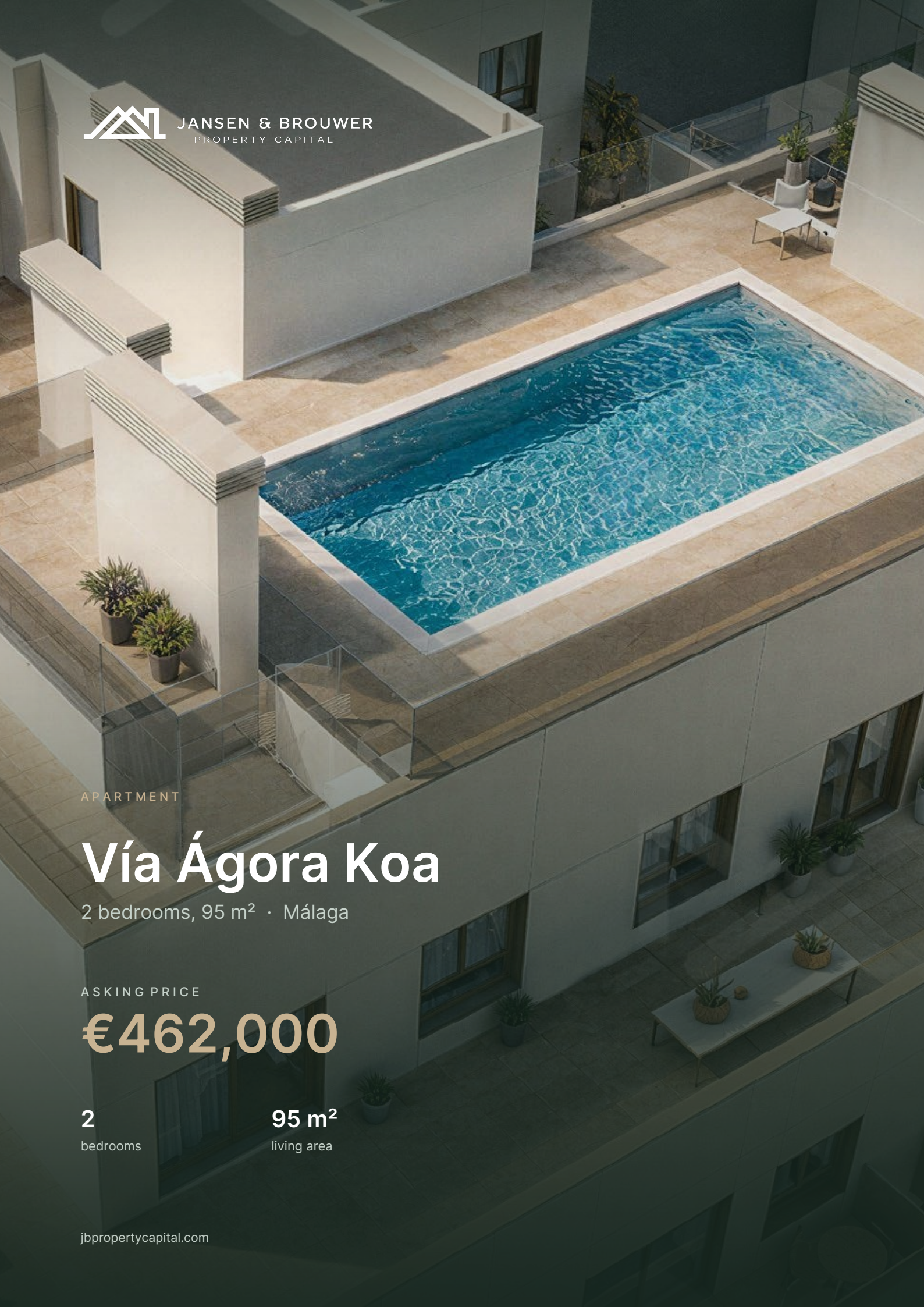

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PROPERTY CAPITAL

APARTMENT

Vía Ágora Koa

2 bedrooms, 95 m² · Málaga

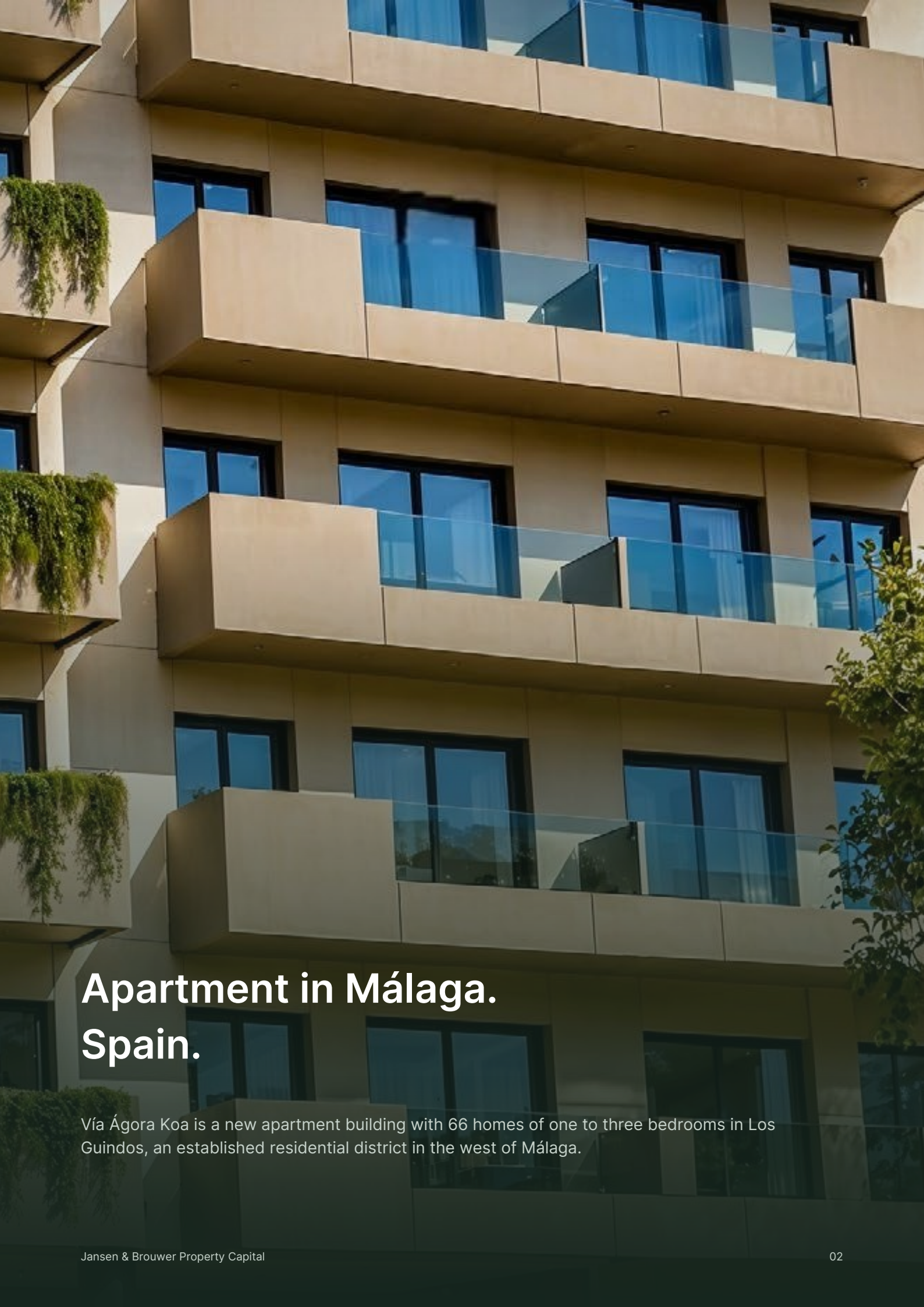
ASKING PRICE

€462,000

2
bedrooms

95 m²
living area

jbpropertycapital.com



Apartment in Málaga. Spain.

Vía Ágora Koa is a new apartment building with 66 homes of one to three bedrooms in Los Guindos, an established residential district in the west of Málaga.

01 · THE PROPERTY

Vía Ágora Koa

Málaga

Vía Ágora Koa is a new apartment building with 66 homes of one to three bedrooms in Los Guindos, an established residential district in the west of Málaga. The building is constructed with industrialised methods, with close attention to sound insulation and low energy use, and every home comes with its own parking space. The communal areas are designed as an extension of the home: a swimming pool, a rooftop sun terrace, a gourmet room and a small inner square. Shops, schools, sports facilities and a health centre are within walking distance, as is the metro. La Misericordia beach and the seafront promenade are a ten minute walk away, and the airport and María Zambrano station can be reached in about ten minutes. Prices start at € 325.000 and in the current list of homes the range runs up to € 486.000. This home, reference Portal 1 1ºJ, has 2 bedrooms and 95 sqm of built area, with a parking space. The asking price of this home is € 462.000. We confirm what the price includes, such as IVA, and are happy to calculate the total including purchase costs for you.

Property type	**Apartment**
Bedrooms	**2**
Living area	**95 m²**
Completion	**New build**
Asking price	**€462,000**
Reference	**Portal 1 1ºJ**

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

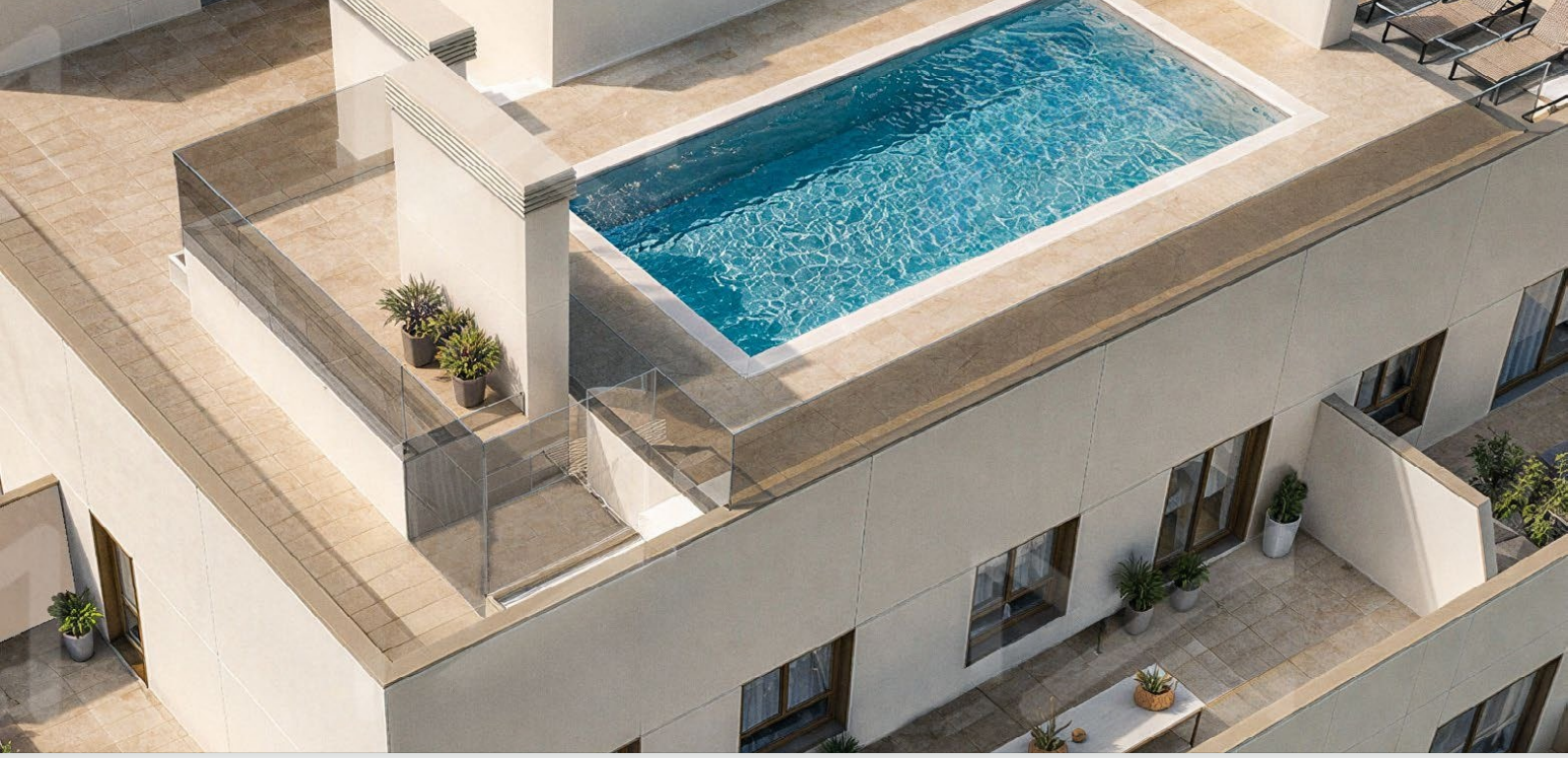
A Spanish mortgage or financing from the Netherlands, with purchase costs included.

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%)	**€46,200**
Stamp duty (AJD 1.2%)	**€5,544**
Notary (official fees plus VAT)	**€792**
Land registry (official fees plus VAT)	**€395**
Legal support (1% plus VAT)	**€5,590**
Administrative agency (gestoría) and other costs (estimate)	**€500**
Total purchase costs	**€59,021**

€521,021	€59,021	12.8%
TOTAL INVESTMENT	PURCHASE COSTS	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

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.

€462,000
asking price

2
bedrooms

95 m²
living area

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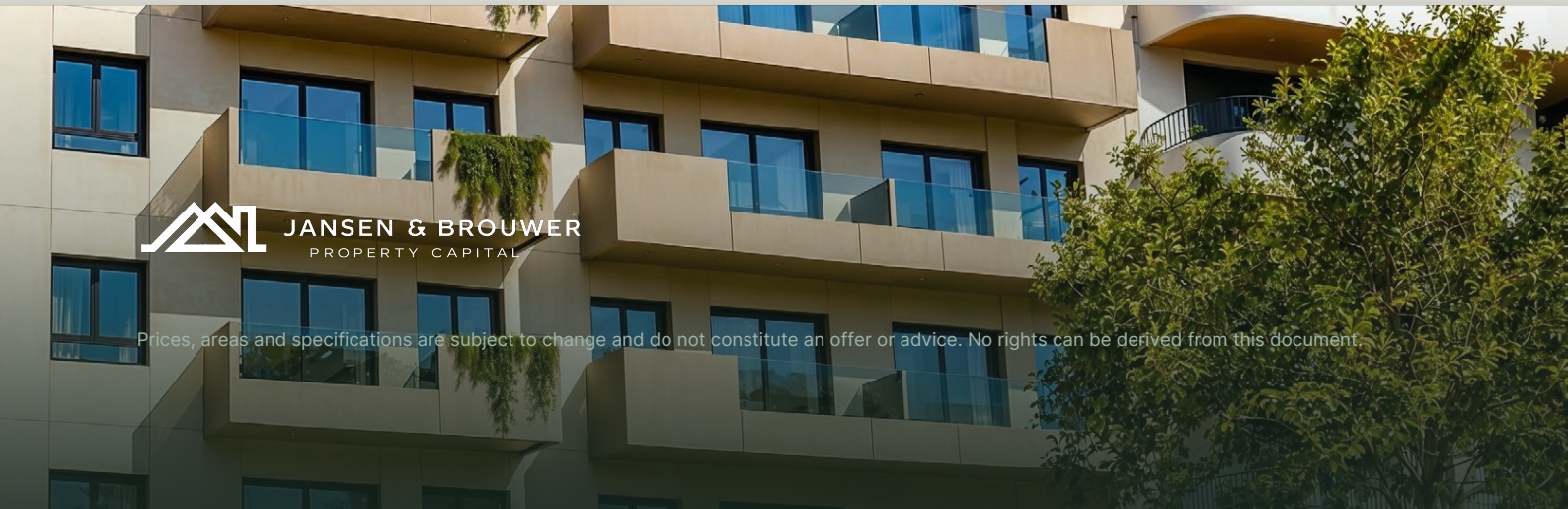

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