



JANSEN & BROUWER  
PROPERTY CAPITAL

APARTMENT

# Zitizen

3 bedrooms, 116 m<sup>2</sup> · Málaga

ASKING PRICE

€399,000

3  
bedrooms

2  
bathrooms

116 m<sup>2</sup>  
living area

A rooftop terrace at sunset. In the foreground, there is a large, square, dark brown wicker coffee table with a white top. To the right, a round wicker armchair with white cushions and a blue and white striped pillow is visible. To the left, another wicker armchair is partially seen. In the center, a white pot holds a green plant. Behind it, a low white wall separates the terrace from the background. Several potted plants are scattered around. In the background, a range of mountains is visible under a sky with soft orange and yellow hues from the setting sun.

# Apartment in Málaga. Spain.

Zitizen is a development of 51 apartments with two and three bedrooms in Distrito Zeta, a new district in the west of Málaga with wide avenues and plenty of green space, a few minutes from the centre. The homes have generous terraces, fitted wardrobes and a fitted kitchen.

# Zitizen

Málaga

Zitizen is a development of 51 apartments with two and three bedrooms in Distrito Zeta, a new district in the west of Málaga with wide avenues and plenty of green space, a few minutes from the centre. The homes have generous terraces, fitted wardrobes and a fitted kitchen. The development has a swimming pool, a gourmet room, a zen area, gardens and a children's play area. Features include controlled mechanical ventilation, efficient climate control and good insulation. Construction has started, and a parking space and a storage room are included in the price. Prices start at € 346.000 and in the current list of homes the range runs up to € 430.000. This home on the second floor has 3 bedrooms, 2 bathrooms and 116 sqm of built area (including terrace and share of communal areas). The terrace measures 12 sqm. A parking space and a storage room are included in the price. This home is priced at € 399.000 excluding 10 per cent IVA, or € 438.900 including IVA. Purchase costs come on top; we are happy to calculate the total for you.

|               |                  |
|---------------|------------------|
| Property type | <b>Apartment</b> |
| Bedrooms      | <b>3</b>         |
| Bathrooms     | <b>2</b>         |
| Living area   | <b>116 m²</b>    |
| Completion    | <b>New build</b> |
| Asking price  | <b>€399,000</b>  |
| Reference     | <b>100103333</b> |



# 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

## 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%)                                               | €39,900 |
| Stamp duty (AJD 1.2%)                                       | €4,788  |
| Notary (official fees plus VAT)                             | €754    |
| Land registry (official fees plus VAT)                      | €373    |
| Legal support (1% plus VAT)                                 | €4,828  |
| Administrative agency (gestoría) and other costs (estimate) | €500    |
| Total purchase costs                                        | €51,143 |

**€450,143**

TOTAL INVESTMENT

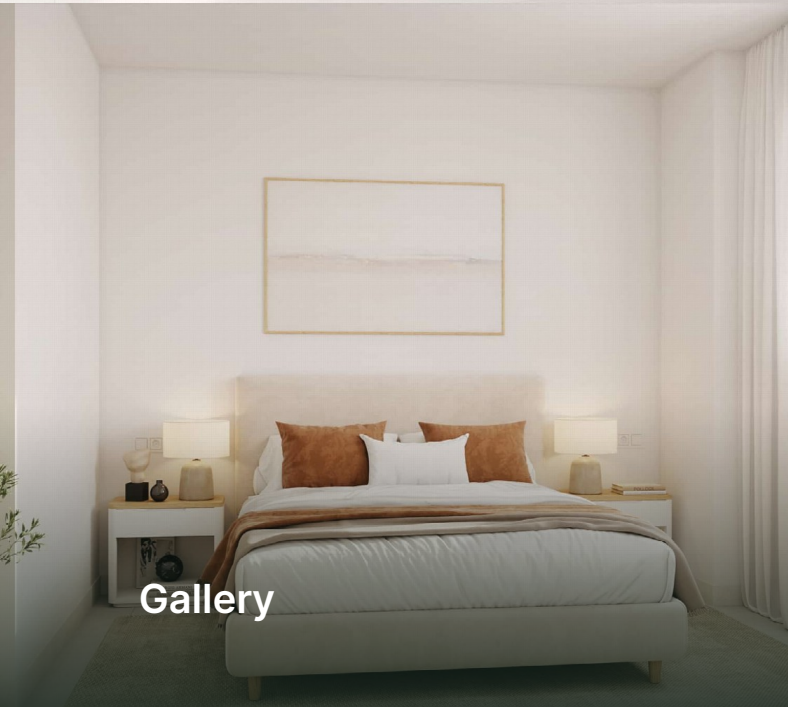
**€51,143**

PURCHASE COSTS

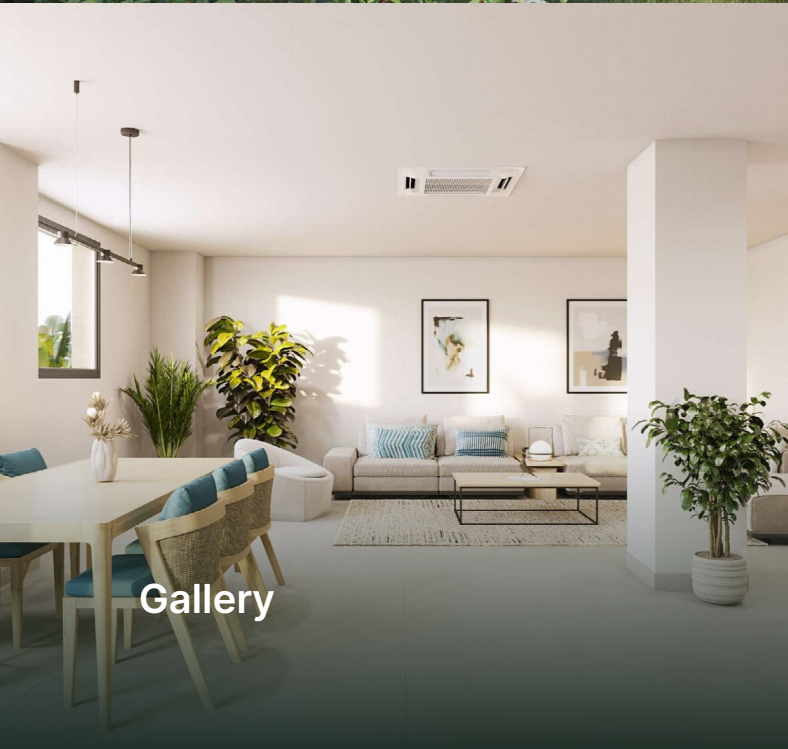
**12.8%**

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



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## 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.

**€399,000**

asking price

**3**

bedrooms

**116 m<sup>2</sup>**

living area

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