



JANSEN & BROUWER  
PROPERTY CAPITAL

APARTMENT

# Zitizen II

3 bedrooms, 121 m<sup>2</sup> · Málaga

ASKING PRICE

€386,000

3

bedrooms

2

bathrooms

121 m<sup>2</sup>

living area



## Apartment in Málaga. Spain.

Zitizen II is the second phase of Zitizen in Distrito Zeta, the new district in the west of Málaga, a few minutes from the centre. The development has 106 apartments with two and three bedrooms, with plenty of daylight and generous terraces.

## Zitizen II

Málaga

Zitizen II is the second phase of Zitizen in Distrito Zeta, the new district in the west of Málaga, a few minutes from the centre. The development has 106 apartments with two and three bedrooms, with plenty of daylight and generous terraces. It will have a swimming pool, a gym, a gourmet room, a zen area, gardens and a play area. The homes get their own heat pump for hot water, mechanical ventilation and efficient climate control, and the development will carry energy rating A for both consumption and emissions. Construction has started, and a parking space and a storage room are included in the price. Prices start at € 338.000 and in the current list of homes the range runs up to € 408.000. This home on the ground floor has 3 bedrooms, 2 bathrooms and 120 sqm of built area (including terrace and share of communal areas). The terrace measures 10 sqm. A parking space and a storage room are included in the price. This home is priced at € 386.000 excluding 10 per cent IVA, or € 424.600 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>121 m²</b>    |
| Completion    | <b>New build</b> |
| Asking price  | <b>€386,000</b>  |
| Reference     | <b>100107735</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%)                                               | €38,600 |
| Stamp duty (AJD 1.2%)                                       | €4,632  |
| Notary (official fees plus VAT)                             | €746    |
| Land registry (official fees plus VAT)                      | €368    |
| Legal support (1% plus VAT)                                 | €4,671  |
| Administrative agency (gestoría) and other costs (estimate) | €500    |
| Total purchase costs                                        | €49,517 |

**€435,517**

TOTAL INVESTMENT

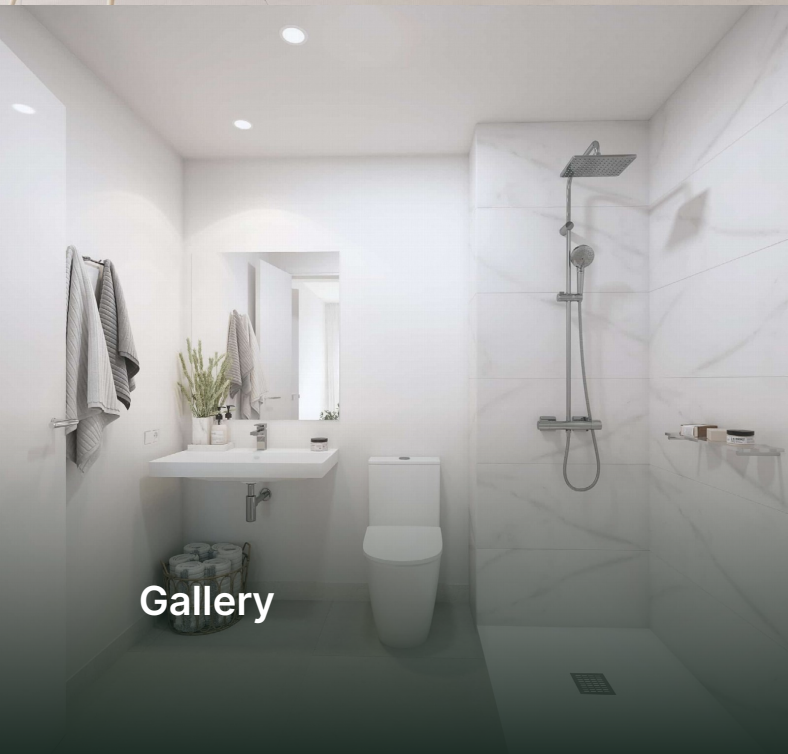
**€49,517**

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





## 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.

**€386,000**

asking price

**3**

bedrooms

**121 m<sup>2</sup>**

living area

**Jordy Brouwer**

Property & deals

**+31 6 40043122**

**Sven Jansen**

Investments & advice

**+31 6 40258095**

[info@jbpropertycapital.com](mailto:info@jbpropertycapital.com) · [jbpropertycapital.com](https://jbpropertycapital.com)



**JANSEN & BROUWER**  
PROPERTY CAPITAL

Prices, areas and specifications are subject to change and do not constitute an offer or advice. No rights can be derived from this document.