



JANSEN & BROUWER
PROPERTY CAPITAL

APARTMENT

Zitizen II

2 bedrooms, 91 m² · Málaga

ASKING PRICE

€344,000

2

bedrooms

2

bathrooms

91 m²

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

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Property type	Apartment
Bedrooms	2
Bathrooms	2
Living area	91 m²
Completion	New build
Asking price	€344,000
Reference	100107761



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%)	€34,400
Stamp duty (AJD 1.2%)	€4,128
Notary (official fees plus VAT)	€721
Land registry (official fees plus VAT)	€353
Legal support (1% plus VAT)	€4,162
Administrative agency (gestoría) and other costs (estimate)	€500
Total purchase costs	€44,264

€388,264

TOTAL INVESTMENT

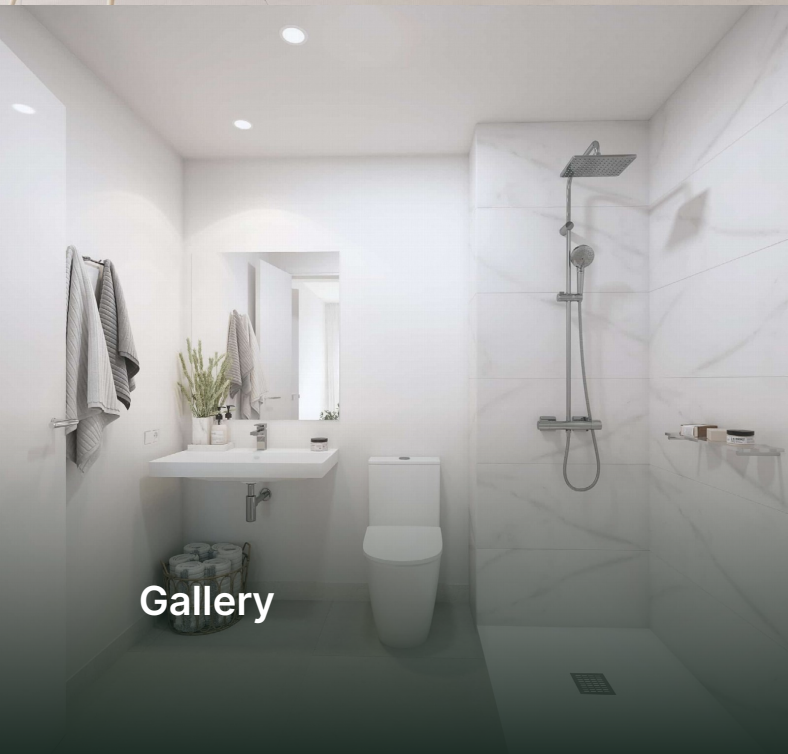
€44,264

PURCHASE COSTS

12.9%

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.

€344,000

asking price

2

bedrooms

91 m²

living area

Jordy Brouwer

Property & deals

+31 6 40043122

Sven Jansen

Investments & advice

+31 6 40258095

info@jbpropertycapital.com · jbpropertycapital.com



JANSEN & BROUWER
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