

MIJAS

242,000 €

REFERENCE R5529400

An Exquisite Coastal Retreat: Your Dream Home in Mijas, Costa del Sol

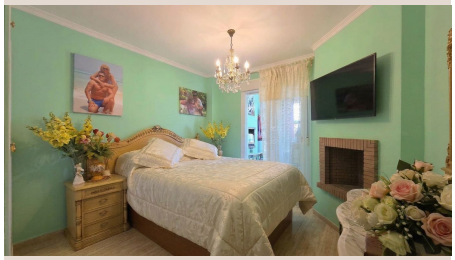
1	1	69 m²
BEDROOMS	BATHROOMS	BUILT








PROPUESTA DISEÑO CON IA




PROPUESTA DISEÑO CON IA

Description

Discover an unparalleled lifestyle on the sun-drenched Costa del Sol, where the shimmering Mediterranean Sea beckons just 400 steps from your doorstep. Nestled in Mijas, Southern Spain, this exquisite apartment offers a unique opportunity to embrace coastal living at its finest. Imagine waking to the gentle sea breeze, a daily invitation to serenity, beauty, and convenience.

Envision mornings beginning with a leisurely stroll to the pristine sands of Playa de la Luna, perfect for tranquil sunbathing or invigorating swims. Adjacent lies the protected Calahonda Nature Reserve, a verdant oasis for exploration. For active living, the renowned Mijas Coastal Trail is at your feet, inviting scenic walks or exhilarating runs along the breathtaking coastline, all moments from your residence.

Impeccable Design and Comfort

Step inside this meticulously maintained residence, where every detail speaks of care and quality. Presented in immaculate, turn-key condition, this apartment offers immediate occupancy without the need for renovations. Its pristine state promises a seamless transition into your new Mediterranean haven, with a thoughtful layout ensuring comfort and functionality.

The inviting living room, the heart of the home, is a sanctuary designed for relaxation. A charming fireplace casts a warm, flickering glow on cooler evenings, creating unparalleled coziness. Picture yourself with a captivating book and coffee, as your favorite melodies fill the air – a perfect retreat for intimate gatherings or quiet reflection.

A thoughtfully designed, independent kitchen provides a practical and efficient space for culinary pursuits, fully equipped for delightful meals. The tranquil bedroom offers a peaceful haven for rest and rejuvenation. Adjacent, a well-appointed full bathroom provides convenience and modern amenities, completing the private quarters of this charming home.

Your Private Outdoor Oasis

One of the apartment's most captivating features is its expansive 21 m² private terrace. This generous outdoor living space is a blank canvas awaiting your personal touch, offering ample room to create your bespoke al fresco sanctuary. Imagine sun-drenched breakfasts or enchanting evening gatherings under the stars. Its south-facing orientation ensures abundant sunshine year-round, ideal for morning coffee to evening cocktails.

As the Mediterranean sun graces summer, the refreshing saltwater swimming pool, just steps from your door, becomes your private escape. Dive into its crystal-clear waters or lounge by its edge, soaking up the sun. This exceptional property is more than an apartment; it's a gateway to the coveted quality of life you've dreamed of, a foundation to create lasting memories.

Embrace the Costa del Sol Lifestyle

This location is ideal for an active lifestyle. Early risers can enjoy invigorating runs along the coastline as the sun paints the sky. Pet owners will find endless scenic routes for daily walks. Imagine inner peace with yoga by the waves, or unwinding as you witness spectacular Mediterranean sunsets – a daily masterpiece from your doorstep.

Unbeatable Location and Connectivity

Beyond its natural beauty, the location offers unparalleled convenience. A mere 500-meter stroll brings you to a bustling shopping center with supermarkets, banks, pharmacies, and local eateries. The charming Port of Cabopino, with its picturesque marina and exquisite dining options, is just 3 minutes away. Marbella's vibrant heart, renowned for luxury boutiques and gourmet restaurants, is a short 14-minute journey. Seamless travel is assured with Málaga Airport just 40 minutes away, connecting you effortlessly to the world.

Important Information for Buyers

Opportunities like this, combining prime location, impeccable condition, and an enviable lifestyle, are rare and highly sought after. We invite you to experience the magic of this Mijas gem firsthand. Contact Luxury Realty today to arrange your private viewing and take the first step towards owning your dream home on the Costa del Sol.

Please note the estimated expenses to be paid by the buyer:

The purchase is subject to Property Transfer Tax (ITP) (Law 5/2021), with a maximum general rate of 7%. The taxable base is the higher of the deed price or cadastral reference value. Reduced rates may apply based on personal circumstances.

Notary and Property Registry costs are governed by official fee schedules. Estimated notary fees range from €500-€2,000, and registry fees from €250-€1,500.

Administrative agency fees (if voluntarily engaged) are at the agency's discretion, estimated between €300-€500.

The Municipal Capital Gains Tax (IIVTNU) is payable by the seller.

The estimated total cost to the buyer is €266,200. This estimate is for guidance only (Art. 20.1.c) TRLGDCU); the final amount depends on specific transaction circumstances. Brokerage fees are paid by the seller. MPD.

Details

Reference	R5529400	Property Type	Apartment
Status	Sale	Price	242,000 €
Bedrooms	1	Bathrooms	1
Build size	69 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Pool, Private garden, Parking, Holiday Home, Investment