

**Sales - Apartment - Mijas**  
**259.900€**

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**Ref.-ID: MIBGR4828162**

**Mijas**

**Apartment**

**Community: 1,740 EUR / year**

**IBI: 329 EUR / year**



**2**



**2**



**81 m2**

This magnificent ground-floor property stands out for its prime location, ideal for both permanent living and those seeking an excellent tourism investment. Just a 3-minute walk from the beach and the renowned "El Pirata" beach restaurant/bar, it is located in a secure and well-maintained community that offers two pools surrounded by lush gardens with fountains and gazebos, as well as private and gated parking exclusive to residents. The property boasts a spacious terrace, both covered and uncovered, with direct access to the immaculate communal gardens. Its functional layout includes two en-suite bedrooms, a guest toilet, a semi-independent kitchen, and a large living room with a fireplace that opens onto the south-facing terrace, perfect for enjoying the sunny Costa del Sol climate year-round. In addition, the community is strategically well-connected, with a bus stop just 200 meters away, supermarkets half a block away, and a variety of restaurants and bars nearby. Costa del Sol Hospital is only a 10-minute drive, and in La Cala, just 6 minutes away, you'll find schools and more services. The property has a first occupancy license, and the homeowners' association allows short-term rentals, making it a unique opportunity for both living and achieving high returns. The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses For more information and to schedule a visit, please do not hesitate to contact us. ERE

**Orientation**

✓ South

**Condition**

✓ Good

**Pool**

✓ Communal

**Climate Control**

✓ Fireplace

**Features**

- ✓ Covered Terrace
- ✓ Wood Flooring
- ✓ Access for people with reduced mobility
- ✓ Barbeque

**Furniture**

✓ Part Furnished

**Kitchen**

✓ Fully Fitted