



## PŮZEMNÍ APARTMÁN 2 LOŽNICE

📍 Mijas Costa

**REF# R4835905 – 299.950€**

IBI

550 €/YEAR

Garbage

78 €/YEAR

Community

1716 €/YEAR



2

Ložnice



2

Koupelny



121 m<sup>2</sup>

Built

Larger than average 2/3 bed, 2 bath garden apartment in sought after front line Mijas Golf development. Beautiful terrace & garden areas with amazing views & easy access to nearby transport, shops, bars and

restaurants. [View Now.](#)

This beautiful property also has an LPO license and the community has no restrictions on holiday rentals, so would make an ideal purchase for any "buy to holiday let" investors.

There is a bus stop close to the residence for those not wanting to use a car, and offers easy access to the coasts beach towns. Nearby there are restaurants, grocery store, padel courts, golf courses, barbecue park and there is a nice walking / cycling path along the river where you can exercise in nature that leads all the way to Fuengirola beach promenade.

#### APARTMENT

You enter a spacious lounge / dining room with log burner but your eyes lead straight to the beautiful terrace with class curtains and its amazing views. The terrace gives direct access to the fabulous garden areas, where there are shrub borders between the neighbours offering privacy for outside dining & sunbathing. This garden area then leads directly out to beautiful lawns & tropical gardens surrounding 5 swimming pools. The property has a larger than average kitchen with plenty of units and work top. The Master bedroom has its own ensuite bathroom and access to the main terrace. The second double bedroom has access to a large walk in wardrobe / dressing room or a third guest bedroom which can also be accessed from the kitchen. This third room also has patio doors to a small front garden area. Electric blinds in lounge and master bedroom plus air-con.

The property also includes an underground parking space and storage unit, there are also lots of extra parking spaces right outside on the street for guests.

#### DEVELOPMENT

This beautiful front line Mijas Golf development offers spacious open lawns & tropical gardens surrounding 5 swimming pools. There are two 18 hole golf courses adjacent to the urbanisation and you are surrounded by green rolling lawns and a back drop of the "Sierra de Mijas". Conveniently located, only 20 minutes drive from Malaga airport, also only 10 mins drive to the beautiful "La Cala de Mijas beach village" and bustling "Fuengirola beach town".

#### THE VENDOR HAS INFORMED US THAT:

Community Charges are approx € 143 per month.

IBI (Council Tax) is approx € 550 per year.

BASURA (Rubbish Bill) is approx € 78 per year.

Keys in office & viewings highly recommended.









