



## MIDDLE FLOOR STUDIO WITH 1 BEDROOM

📍 La Cala de Mijas

**REF# R5286901 – 185.000€**

IBI

95 €/YEAR

Community

468 €/YEAR



1  
Beds



1  
Baths



30 m<sup>2</sup>  
Built

**IMPORTANT: PROPERTY CURRENTLY RENTED. SEE RENTAL DETAILS BELOW** Beautiful studio apartment located just 300 metres from the beach, offering stunning panoramic sea views, spectacular sunrises and beautiful night skies. The property has been fully renovated, providing a modern and comfortable living space. It features a reinforced security door, hot and cold air conditioning, and tilt-and-turn climait windows with solar reflective treatment, which reduces infrared solar radiation, helping to lower

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indoor temperatures and improve energy efficiency. The mirrored exterior finish enhances privacy depending on light exposure. Situated less than a 15-minute walk from Cala de Mijas and close to all amenities, the residential complex offers a communal swimming pool and landscaped gardens, perfect for enjoying the Mediterranean lifestyle. - Currently rented, generating a monthly income of €690. - The property is offered to investors only, to be purchased with the current tenant in place. - Tenancy agreement valid until: 01/07/2028 A prime location and an excellent investment opportunity with immediate rental return.

