+34 637 396 161 MARBELLA PROPIEDADES info@marbellapropiedades.com

Apartment in Mijas

Reference: R5400676

Bedrooms: 2	Bathrooms: 1	M²: 72	Price: 295,000 €
Status: Sale	Property Type: Apartment	Parking places: by request	Printing day : 13th November 2026

Overview:Are you looking for comfort, natural light, and a high quality of life without compromising on anything? This spectacular ground-floor apartment is the kind of opportunity that rarely comes up on the market. It's move-in ready—just bring your bags—and designed for you to enjoy every day. ■ The highlights that will make you fall in love: Your own peaceful retreat: A spacious and super cozy living-dining room that opens directly onto a fantastic glass-enclosed terrace. The ideal spot to enjoy breakfast in the sun or a relaxing read any time of year. Space and smart organization: It features 2 bedrooms with built-in closets, optimizing every square foot so storage is never an issue. Everyday functionality: A fully furnished and equipped separate kitchen, which also includes a separate laundry room for added convenience. It includes a full bathroom with a bathtub, perfect for unwinding after a long day. The "Complete Package" of extras: Forget about driving around looking for parking or extra space. This apartment includes a garage spot and storage unit in the price. An endless summer: Enjoy impeccable common areas, with well-maintained gardens and a community pool that will become your favorite retreat during the hot months. ???? Unbeatable location: Connected to everything Forget the car if you want. Located just 6 minutes from downtown, you'll have schools, supermarkets, parks, and public transportation practically at your doorstep. Plus, it offers quick and convenient access to the highway. You have everything at your fingertips, but with the peace of mind you deserve. ???? DON'T MISS OUT ON THIS EXCELLENT OPPORTUNITY! Fully equipped ground-floor apartments with a pool are selling fast. Contact us today to schedule your visit before someone else beats you to it. Your new home is waiting for you! Estimated expenses to be paid by the buyer: The purchase is subject to the Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), for which the maximum general rate is 7%. The taxable base will be the higher of the price stated in the deed and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. The costs of the notarial deed and registration with the Property Registry are governed by official fee schedules (Royal Decree 1426/1989) and (Royal Decree 1427/1989), respectively. Estimated costs range from €500 to €2,000 for notary fees and from €250 to €1,500 for registry fees. Administrative agency (if hired voluntarily, fees are unregulated): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). Estimated total cost to the buyer: €324.500. This estimate is for guidance only and is provided ■in ■accordance ■with ■Art. ■20.1.c) TRLGDCU. The final amount ■will ■depend on ■the specific ■circumstances of the transaction and ■the ■buyer. Brokerage fees ■are ■paid ■by ■the ■seller. ■VGC

Features:

Pool, Lift, Garden, Alarm system