

# Mijas

Apartment / Apartamento

€320,000

Ref: X21475



2



2



103 m<sup>2</sup>



✓



Consumption  
D

Emissions  
D

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



spanish  
property  
CHOICE

## Property Purchase Expenses

|                                 |                     |
|---------------------------------|---------------------|
| Property price .....            | €320,000 (£266,682) |
| Transfer tax 7% .....           | €22,400 (£18,668)   |
| Notary fees (approx) .....      | €750 (£625)         |
| Land registry fees (approx) ... | €750 (£625)         |
| Legal fees (approx) .....       | €1,500 (£1,250)     |

## Standard form of payment

|   |                     |
|---|---------------------|
| Reservation deposit .....               | €3,000 (£2,500)     |
| Remainder of deposit to 10% .....       | €29,000 (£24,168)   |
| Final Payment of 90% on completion .... | €288,000 (£240,013) |

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## Description

Welcome to your new home surrounded by Loma del Real Park, a charming ground-floor apartment that perfectly combines design, comfort, and functionality in one of Mijas' most welcoming residential areas. This beautifully renovated apartment features an ideal layout and details that will captivate you at first sight. With 102.99 m<sup>2</sup> built (79.05 m<sup>2</sup> usable), it boasts two bedrooms, two bathrooms, a glass-enclosed terrace with access to a spacious private patio of 98 m<sup>2</sup>, and southeast orientation to fully enjoy the Mediterranean sunshine. The complex offers children's play areas, a communal swimming pool, and convenient underground parking. Every corner of this home has been designed to make you feel truly at home.

As you enter, you are greeted by a cosy hallway that leads to a distributor connecting the different areas of the property. The independent kitchen, fully renovated and designed for practicality, is complemented by a convenient laundry area with direct access to the terrace, creating an ideal atmosphere to make the most of this space.

The living-dining room, bright and inviting, opens onto a glass-enclosed terrace, perfect for enjoying sunny days and peaceful evenings. From here, you step into a spacious private patio of 98 m<sup>2</sup>, a unique outdoor space for relaxation, hosting gatherings, or simply savoring the tranquility.

The bedrooms are warm and functional, designed to provide comfort and privacy. Both are located near the two fully renovated bathrooms, which stand out for their modern design and practical details.

Outside, the community offers shared spaces designed for all the family, including children's play areas and a communal swimming pool for enjoying the warmer months. The property also features convenient underground parking and a practical storage room, adding value and convenience to your daily life.

This home stands out not only for its interior design and details but also for its serene environment within a well-maintained residential area. Come and see it for yourself, you'll fall in love with every corner!

The Abbreviated Information Document is at your disposal. Costs: Taxes (ITP or VAT+AJD) + notary and registry fees. GPI.

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible