

# Mijas

Apartment / Apartamento

€285,000

Ref: X21868



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2



3



133 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

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Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143

## Property Purchase Expenses

Property price .....	€285,000 (£244,510)
Transfer tax 7% .....	€19,950 (£17,116)
Notary fees (approx) .....	€750 (£643)
Land registry fees (approx) ...	€750 (£643)
Legal fees (approx) .....	€1,500 (£1,287)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,574)
Remainder of deposit to 10% .....	€25,500 (£21,877)
Final Payment of 90% on completion ...	€256,500 (£220,059)

\* 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

FOR SALE: STUNNING DUPLEX APARTMENT WITH PANORAMIC VIEWS IN UPPER CALAHONDA – MIJAS

Set in a beautiful Andalusian-Moorish style urbanisation, quiet and secure, this impressive duplex apartment boasts panoramic sea and coastal views thanks to its south-southeast orientation. Access is easy – just one flight of stairs down to reach the apartment.

On the main floor, you'll find a spacious entrance hall, a guest toilet, a fully equipped kitchen with separate laundry area, and a bright living-dining room with large windows opening onto a 10 m<sup>2</sup> terrace – perfect for sunbathing or barbecues. The lower level offers two spacious bedrooms with built-in wardrobes and two en-suite bathrooms. The master bedroom includes a jacuzzi.

A private community parking space is included.

The gated complex features security cameras and night surveillance, beautifully maintained gardens with walking paths, three swimming pools, and a children's playground.

Perfect as a year-round home or a holiday retreat, with everything close by: just 1 minute from the local bus stop, 2 minutes from restaurants, pizzerias, pubs, a pet park, and a children's play area. Within 5 minutes you'll find shopping centres, banks, pharmacies, gyms, and tennis and padel courts.

Only 5 minutes to the beaches and coves of Calahonda and its coastal path.

Quick access to the AP-7 motorway (2 minutes), and excellent connections to:  
La Cala de Mijas (7 min)

Marbella (18 min)

Fuengirola (14 min)

Málaga Airport (22 min)

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