

**Sales - Apartment - La Cala de Mijas**  
**410.000€**



**Ref.-ID: MIBGR5393344**

**La Cala de Mijas**

**Apartment**

**Community: 1,440 EUR / year**



**2**



**2**



**107 m2**

Discover this spectacular apartment with panoramic views of the Mediterranean Sea, located in the exclusive Jardín Botánico urbanization, one of the most valued residential communities on the coast. Located in a privileged area of Mijas Costa, a few minutes' walk from the well-known Playa de la Butibamba and the center of La Cala de Mijas, restaurants, schools, and all kinds of services, this property combines tranquility, spaciousness, and an excellent location to enjoy the authentic Mediterranean lifestyle. The home stands out for its generous spaces and a comfortable and functional layout, offering an unusual sense of spaciousness. It has two large bedrooms, two full bathrooms, one en-suite, a bright living-dining room, and a fully equipped kitchen with a separate laundry room. One of its great attractions are its fantastic terraces, which provide natural light throughout the day and allow you to enjoy impressive open views of the Mediterranean Sea, La Cala de Mijas, and the mountains. The perfect place to relax, share unforgettable moments, and enjoy the exceptional climate of the Costa del Sol all year round. The property includes a garage space and a storage room. The urbanization has well-kept gardens and a communal pool, in a quiet and perfectly maintained residential environment. IT HAS A TOURIST LICENSE, making this home an excellent opportunity for investment with great profitability potential, as well as for a holiday or permanent residence. A unique property where comfort, views, and location come together to offer an exceptional quality of life. The indicated price does not include taxes or expenses. ITP 7% will be applied, in addition to notary fees (approx. 0.3%-0.5%) and Property Registry fees (approx. 0.1%-0.3%) on the sale price. The amounts indicated are for informational purposes only and may vary depending on the specific case. For this property, the approximate expenses will be: ITP: €28,700 Notary: Between €1,230 (0.3%) and €2,050 (0.5%) Property Registry: Between €410 (0.1%) and €1,230 (0.3%) The sale of this property does not entail real estate brokerage fees for the buyer. The home is sold unfurnished.

<p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Suburban</li> <li>✓ Commercial Area</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Schools</li> <li>✓ Urbanisation</li> </ul>	<p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South</li> </ul>	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Good</li> </ul>	<p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>	<p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Central Heating</li> </ul>	<p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Mountain</li> <li>✓ Panoramic</li> <li>✓ Garden</li> <li>✓ Pool</li> <li>✓ Urban</li> <li>✓ Street</li> </ul>
<p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Satellite TV</li> <li>✓ WiFi</li> <li>✓ Guest Apartment</li> <li>✓ Storage Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Access for people with reduced mobility</li> <li>✓ Marble Flooring</li> <li>✓ Double Glazing</li> <li>✓ Fiber Optic</li> </ul>	<p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Part Furnished</li> </ul>	<p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>	<p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>	<p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Electric Blinds</li> <li>✓ Entry Phone</li> <li>✓ Safe</li> </ul>	<p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Private</li> </ul>
<p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Telephone</li> </ul>	<p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Cheap</li> <li>✓ Distressed</li> <li>✓ Investment</li> </ul>				