## Sales - Apartment - La Cala de Mijas

# 449.000€







**Ref.-ID: MIBGR5502556** **La Cala de Mijas** **Apartment**

**Community: 2,988 EUR / year** **Rubbish: 90 EUR / year** **2** **2** **91 m2**

This is Ipanema. Golf front living, holiday rental investment or just a nice getaway to go to! Ipanema is located in the top side of La Cala de Mijas with easy acces to golf, AP-7 toll-road, schools, restaurants & the beach. This 2-bedroom, 2-bathroom apartment combines stunning views of the Calanova Golf club and amazing lateral sea-views with an excellent range of resort-style facilities. Enjoy your morning coffee while watching the sun come into the sky & enjoy in the Spa area at night. This is the way we would enjoy this apartment. Located on the second floor, the apartment offers a bright, open-plan living area with a contemporary kitchen, creating a comfortable and inviting space to enjoy this home. The complex is delivered in 2024, making it a newly delivered property with all the small delivery problems fixed for you. Residents can enjoy an impressive selection of facilities, including two outdoor swimming pools, an indoor heated pool, a fully equipped gym, sauna and steam room. A private parking space within the gated community is included. Note that this is outdoor, covered parking. The property already benefits from a tourist rental licence & rental history, making it an attractive option for buyers looking to combine personal use with rental income potential. Whether you're looking for a holiday home, a low-maintenance second residence or an investment property, this apartment offers a great combination of location, views and amenities, with the added advantage of an existing tourist rental licence. If you have any questions, ask your designated real estate agent for more information and we are happy to share all details and arrange a viewing.

**Setting**
- ✔ Frontline Golf
- ✔ Close To Golf
- ✔ Urbanisation

**Orientation**
- ✔ South East Orientation

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Communal Pool
- ✔ Indoor Pool
- ✔ Heated Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Pre Installed A/C
- ✔ Hot A/C
- ✔ Cold A/C

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Pool Views

**Features**
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Gym
- ✔ Sauna
- ✔ Double Glazing

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ Entry Phone

**Parking**
- ✔ Covered Parking
- ✔ Communal Parking

**Utilities**
- ✔ Electricity

**Category**
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale