Sales - Apartment - Mijas Costa

190.000€











Ref.-ID: MIBGR5511319 **Mijas Costa** **Apartment**

Community: 336 EUR / year **IBI: 166 EUR / year** **1** **1** **55 m2**

MOVE-IN READY 1-BEDROOM APARTMENT | LAS LAGUNAS DE MIJAS Apartment located in Las Lagunas de Mijas, in an established urban area surrounded by shops, schools, restaurants, sports facilities, and all necessary daily amenities. Thanks to its southeast orientation, the property enjoys plenty of natural light. It is in excellent condition and ready for immediate occupancy, making it an ideal choice for either a primary residence or an investment. PROPERTY FEATURES - 55 m² built area; 42 m² usable area. - 1 bedroom with space for a double bed. - 1 full bathroom. - Bright, exterior living-dining room. - Fully furnished open-plan kitchen integrated into the living area. - 2 built-in wardrobes. - First floor with elevator access. - 3-story building constructed in 2008. - Southeast orientation. - Individual air conditioning and heating. - Laminate flooring. - Aluminum windows with Climalit double glazing. - Reinforced door with security lock. - Intercom system. - Individual hot water system. LOCATION The property is situated in a convenient and vibrant area of Las Lagunas de Mijas, close to shops, supermarkets, schools, restaurants, green areas, and sports facilities. It benefits from good public transport connections and quick access to Fuengirola, the highway, and Málaga Airport (located approximately 30 minutes away). PRICE AND COSTS - Sale price: €210,000 - Property Transfer Tax (ITP) in Andalusia, calculated at the general rate of 7%: €14,700 - Notary and Land Registry fees: approximately €2,100 - Estimated total investment: €226,800 - Community fees: €28 per month - Property tax (IBI): €166 per year This calculation does not include potential mortgage costs, administrative agency fees, or other personal expenses associated with the transaction. A comfortable, light-filled home with very low maintenance costs—perfect for enjoying life in Las Lagunas de Mijas or as an investment property.

Setting
- ✔ Town
- ✔ Commercial Area
- ✔ Close To Shops
- ✔ Close To Schools

Orientation
- ✔ South East Orientation

Condition
- ✔ Excellent Condition

Climate Control
- ✔ Air Conditioning

Views
- ✔ Street Views

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Disabled Access

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Security
- ✔ Entry Phone