## Sales - Apartment - Mijas

# 242.000€













**Ref.-ID: MIBGR5529400** **Mijas** **Apartment**

**Community: 648 EUR / year** **IBI: 146 EUR / year** **1** **1** **69 m2**

Experience the Costa del Sol lifestyle just 400 steps from the Mediterranean Sea! Imagine waking up in the morning and being just a few steps away from Playa de la Luna, the Calahonda Nature Reserve, and the Mijas Coastal Trail. This apartment is immaculate, exceptionally well-maintained, and ready to move into (and you'll see that for yourself as soon as you visit!). It features: Living room with a fireplace: For those winter days when you feel like lighting a fire, making a hot cup of coffee, listening to your favorite music, and reading a good book. Separate, functional kitchen. 1 cozy bedroom and a full bathroom, Large 21 m2 terrace: A space you can truly make your own, which you can decorate in your own style to enjoy the sun all year round. And for the summer? The saltwater pool is just a few steps from the apartment. This spot has everything you need to enjoy the quality of life you're looking for... The rest? That's up to you! It's the perfect setting if you like to go for a run at sunrise, take your pet for a walk, do yoga by the sea, or simply watch the sunset. And best of all: everything is close by. Just 500 meters away, you'll find a shopping center with supermarkets, banks, pharmacies, and bars. Plus, you'll be just 3 minutes from the iconic Port of Cabopino, 14 minutes from downtown Marbella, and 40 minutes from the Málaga airport. Contact me and come see it before it gets booked. Estimated expenses to be paid by the buyer: The purchase is subject to the Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), whose maximum general rate is 7%. The taxable base will be the higher of the price stated in the deed and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer's personal circumstances. The costs of the notarial deed and registration with the Property Registry are governed by official fee schedules (Royal Decree 1426/1989) and (Royal Decree 1427/1989), respectively. Estimated costs range from □500 to □2,000 for notary fees and from □250 to □1,500 for registry fees. Administrative agency (if hired voluntarily, fees are at the agency's discretion): Estimated between □300 and □500. Municipal capital gains tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). Estimated total cost to the buyer: □266,200. This estimate is for guidance only and is provided in accordance with Art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Brokerage fees are paid by the seller. MPD

**Setting**
- ✔ Close To Forest

**Orientation**
- ✔ South East Orientation

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Central Heating
- ✔ Fireplace

**Views**
- ✔ Garden Views
- ✔ Street Views

**Features**
- ✔ Private Terrace
- ✔ Wood Flooring

**Furniture**
- ✔ Not Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Parking**
- ✔ Street Parking
- ✔ Communal Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Holiday Homes
- ✔ Investment