



Ref.-ID: MIBGR5311372

Mijas Costa

Apartment

Community: 2,496 EUR / year

IBI: 463 EUR / year

Rubbish: 77 EUR / year



2



2



108 m2

PROPERTY HIGHLIGHTS: \* Huge 157 m<sup>2</sup> terrace: A true "open-air living room" with a jacuzzi, outdoor shower, a cozy fireplace in the living room, and a separate covered dining area. \* Modern and bright: The 103 m<sup>2</sup> interior features two bedrooms, two bathrooms, and a stylish modern kitchen. \* Premium amenities: Central air conditioning keeps the home cool in summer, and underfloor heating in the bathrooms adds a touch of luxury to winter mornings. \* All included in the price: The apartment includes 2 parking spaces with room for 3 cars and 2 storage rooms. LOCATION The apartment is located in the prestigious and peaceful Cerros del Águila area. Its impeccable construction offers residents a private garden and a wonderful swimming pool. For golf lovers, the location is perfect: the course is right next door! Basic information: \* Address: Calle Buitre 107, Mijas \* Apartment: 2 bedrooms, 2 bathrooms, kitchen, dining room \* Area: 103 m<sup>2</sup> (interior) + 157 m<sup>2</sup> (terrace) \* Monthly community fees: 208€ \* Annual property tax (IBI): 463€ This is a unique opportunity to own an apartment with a terrace as large as the house itself!

**Setting**

- ✓ Frontline Golf
- ✓ Commercial Area
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Forest
- ✓ Urbanisation

**Orientation**

- ✓ North East
- ✓ South
- ✓ South West

**Condition**

- ✓ Excellent

**Pool**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning
- ✓ Central Heating
- ✓ U/F/H Bathrooms

**Views**

- ✓ Sea
- ✓ Mountain
- ✓ Golf
- ✓ Country
- ✓ Panoramic
- ✓ Garden
- ✓ Pool
- ✓ Urban
- ✓ Forest

**Features**

- ✓ Lift
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring
- ✓ Jacuzzi
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Fiber Optic

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Communal

**Security**

- ✓ Entry Phone
- ✓ Safe

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ More Than One
- ✓ Private

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Category**

- ✓ Golf
- ✓ Luxury