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Sales - Apartment - Riviera del Sol

315.000€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es











Ref.-ID: MIBGR5408308 **Riviera del Sol** **Apartment**

Community: 1,176 EUR / year **IBI: 414 EUR / year** **Rubbish: 78 EUR / year** **2** **2** **84 m2**

Elegant Two-Bedroom Apartment with Sea Views and Valid Tourist Rental Licence in a Prime Mijas Costa Location Nestled within a peaceful and well-maintained residential community in Mijas Costa, this beautifully presented two-bedroom, two-bathroom apartment offers an exceptional opportunity to own a stylish home on the Costa del Sol. Combining comfort, privacy, and an enviable location, the property is ideal as a permanent residence, holiday home, or rental/investment opportunity. A key feature of this property is its fully valid and up-to-date tourist rental licence, allowing the new owner to generate immediate rental income from holiday lets while complying with current Andalusian regulations. This makes the apartment particularly attractive for investors seeking a turnkey rental property in a highly desirable area. The apartment features a bright and spacious living area that seamlessly connects to a generous private south-west facing terrace, where stunning sea and green views create the perfect setting for outdoor living. One of the property's standout features is its exceptional privacy, with the terrace not overlooked by neighbouring homes, allowing you to enjoy the Mediterranean lifestyle in complete tranquillity. The master bedroom benefits from fitted wardrobes and a private en-suite bathroom with a bathtub with shower. A second bedroom with fitted wardrobes is served by a separate modern bathroom with a shower, making the layout ideal for families, guests, or remote working. The semi-open kitchen is fully equipped with all recent quality appliances, including an oven, microwave, dishwasher, washing machine, refrigerator/freezer, and coffee-making facilities. Designed for both practicality and comfort, the property is ready for immediate occupancy. Additional features include a recently installed hot and cold air conditioning, high-speed internet, a separate laundry area, and a private underground parking and storage space. Residents enjoy access to excellent communal facilities, including beautifully landscaped gardens, two large swimming pools, a children's pool, sunbathing areas, and a fully equipped communal gym. The location offers the perfect balance between convenience and relaxation. A large supermarket is just 800 metres away. The beautiful beaches of Calahonda, Mi Capricho, and Max Beach are all nearby, offering a variety of options for enjoying the coastline. Golf enthusiasts will appreciate the close proximity to renowned golf courses such as Miraflores Golf and Calanova Golf Club. The vibrant centres of La Cala de Mijas, Marbella, and Fuengirola are all within easy driving distance, while Málaga-Costa del Sol Airport is approximately 35 kilometres away, ensuring excellent connectivity throughout the year. **With its valid tourist rental licence, sea views, exceptional privacy, premium community facilities, low running costs and sought-after location, this outstanding apartment represents a rare opportunity to acquire a turnkey property with both lifestyle appeal and proven investment potential on the Costa del Sol.**

Setting
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Urbanisation

Orientation
- ✔ South West Orientation

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool
- ✔ Childrens Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Sea Views
- ✔ Country Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ WiFi
- ✔ Gym
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Disabled Access
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Fiber Optic

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone

Parking
- ✔ Underground Parking
- ✔ Street Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale