

**Sales - Apartment - Riviera del Sol**  
**345.000€**

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**Ref.-ID: MIBGR5433799**

**Riviera del Sol**

**Apartment**

**Community: 1,404 EUR / year**

**IBI: 282 EUR / year**

**Rubbish: 78 EUR / year**



**2**



**1**



**67 m2**

Set within one of Riviera del Sol’s established and beautifully maintained communities, this charming two-bedroom ground floor apartment combines Mediterranean character with modern comfort, making it an ideal holiday home, permanent residence or investment opportunity. The bright open-plan living and dining area flows seamlessly onto a covered south-west facing terrace, where you can relax whilst enjoying lovely open views across the landscaped gardens towards the Mediterranean Sea. The fully fitted kitchen features a convenient breakfast bar, creating a sociable space for everyday living and entertaining. Both bedrooms are generously proportioned with fitted wardrobes and share a modern family bathroom. The property has been tastefully presented throughout in a fresh coastal style and is ready to move straight into. Surrounded by mature tropical gardens, residents enjoy access to a beautiful communal swimming pool and communal parking, all within a peaceful urbanisation just minutes from golf courses, shops, restaurants, beaches and the vibrant centres of La Cala de Mijas and Marbella. A major advantage of this property is that it comes with an active tourist rental licence already in place, allowing the new owner to generate immediate rental income from day one. Whether you’re searching for a lock-up-and-leave holiday retreat, a profitable rental investment, or a home on the Costa del Sol, this apartment offers outstanding value in a highly sought-after location.

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|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Setting</b> <ul style="list-style-type: none"><li>✔ Close To Golf</li><li>✔ Close To Shops</li><li>✔ Close To Town</li><li>✔ Close To Schools</li><li>✔ Urbanisation</li></ul>     | <b>Orientation</b> <ul style="list-style-type: none"><li>✔ South West</li></ul> | <b>Condition</b> <ul style="list-style-type: none"><li>✔ Excellent</li></ul>  | <b>Pool</b> <ul style="list-style-type: none"><li>✔ Communal</li></ul>   | <b>Climate Control</b> <ul style="list-style-type: none"><li>✔ Fireplace</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✔ Sea</li><li>✔ Mountain</li><li>✔ Panoramic</li><li>✔ Garden</li><li>✔ Pool</li></ul> |
| <b>Features</b> <ul style="list-style-type: none"><li>✔ Covered Terrace</li><li>✔ Fitted Wardrobes</li><li>✔ Private Terrace</li><li>✔ Double Glazing</li><li>✔ Fiber Optic</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✔ Optional</li></ul>     | <b>Kitchen</b> <ul style="list-style-type: none"><li>✔ Fully Fitted</li></ul> | <b>Garden</b> <ul style="list-style-type: none"><li>✔ Communal</li></ul> | <b>Parking</b> <ul style="list-style-type: none"><li>✔ Communal</li></ul>          | <b>Utilities</b> <ul style="list-style-type: none"><li>✔ Electricity</li><li>✔ Drinkable Water</li></ul>                                  |
| <b>Category</b> <ul style="list-style-type: none"><li>✔ Golf</li><li>✔ Holiday Homes</li><li>✔ Resale</li></ul>                                                                       |                                                                                 |                                                                               |                                                                          |                                                                                    |                                                                                                                                           |