# Sales - Apartment - Mijas Costa

# 750.000€

**Mijas Costa** **Apartment**

 **3**  **3**  **164 m2**

Exclusive and original, that's life in this spacious home. Gated community in the final stages of renovation. A wide entrance hall and spacious rooms, unlike any other property on the market today. It features 3 bedrooms, 3 bathrooms, a large open-plan living room and kitchen, and a pantry. The 26 m² terrace offers tranquility in a privileged setting. Includes 2 parking spaces with an EV charging point. Top-of-the-line finishes: Dekton by Cosentino flooring and bathrooms, a kitchen with porcelain countertops, high-quality cabinetry, and Siemens appliances included. Electric blinds in all rooms. Ideal for people with reduced mobility. The gated community has a saltwater swimming pool. • There are no other mandatory brokerage fees. • Taxes not included: Property Transfer Tax (7% in Andalusia) on the sale price. Without prejudice to reduced rates of 3.5%, 1.2%, or 1% applicable depending on the buyer's personal circumstances or the characteristics of the property. The tax is levied on the Cadastral Reference Value or the sale price, whichever is higher. • Notary Fees: Notary fees will be calculated according to the official tariff regulated in Annex I of Royal Decree 1426/1989, of November 17, which approves the Notarial Tariff. • Property Registry Fees: Registration in the Property Registry will be billed according to the official tariff established in Annex I of Royal Decree 1427/1989, of November 17, which approves the Notarial Tariff. Approx. • Management Fees (Agency). • Seller's agency fees: included in the retail price. For comprehensive information on the operation, tax rates, and tax breaks of the Property Transfer Tax (ITP) in Andalusia, please consult the official website of the Andalusian Regional Government's Tax Agency.

**Setting**
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Urbanisation

**Orientation**
- ✔ South West Orientation

**Condition**
- ✔ Excellent Condition
- ✔ Recently Renovated

**Pool**
- ✔ Communal Pool

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

**Views**
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Disabled Access
- ✔ Double Glazing
- ✔ Restaurant On Site

**Furniture**
- ✔ Not Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen
- ✔ Kitchen-Lounge

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone

**Parking**
- ✔ Private Parking
- ✔ EV charge point

**Category**
- ✔ Luxury












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