

**Ref.-ID: MIBGR5286901**

**La Cala de Mijas**

**Apartment**

**Community: 468 EUR / year**

**IBI: 95 EUR / year**



**IMPORTANT: PROPERTY CURRENTLY RENTED. SEE RENTAL DETAILS BELOW** Beautiful studio apartment located just 300 metres from the beach, offering stunning panoramic sea views, spectacular sunrises and beautiful night skies. The property has been fully renovated, providing a modern and comfortable living space. It features a reinforced security door, hot and cold air conditioning, and tilt-and-turn climait windows with solar reflective treatment, which reduces infrared solar radiation, helping to lower indoor temperatures and improve energy efficiency. The mirrored exterior finish enhances privacy depending on light exposure. Situated less than a 15-minute walk from Cala de Mijas and close to all amenities, the residential complex offers a communal swimming pool and landscaped gardens, perfect for enjoying the Mediterranean lifestyle. - Currently rented, generating a monthly income of €690. - The property is offered to investors only, to be purchased with the current tenant in place. - Tenancy agreement valid until: 01/07/2028 A prime location and an excellent investment opportunity with immediate rental return.

**Setting**

- ✓ Beachside
- ✓ Close To Golf
- ✓ Close To Sea
- ✓ Close To Schools

**Climate Control**

- ✓ Air Conditioning

**Kitchen**

- ✓ Fully Fitted

**Orientation**

- ✓ South East
- ✓ South

**Views**

- ✓ Sea
- ✓ Panoramic

**Garden**

- ✓ Communal

**Condition**

- ✓ Recently Renovated

**Features**

- ✓ Lift
- ✓ Double Glazing

**Parking**

- ✓ Communal

**Pool**

- ✓ Communal

**Furniture**

- ✓ Fully Furnished











