

**Ref.-ID: MIBGR5291899**

**La Cala de Mijas**

**Apartment**

**Community: 1,260 EUR / year**

**IBI: 555 EUR / year**



Magnificent 2-bedroom property in Los Prados del Golf – La Cala de Mijas. We present this exceptional property for sale located in one of the most sought-after areas of the Costa del Sol: La Cala de Mijas, within the prestigious Los Prados del Golf residential complex. A privileged setting that combines tranquillity, quality of life and proximity to all amenities, just a few minutes' walk from the beach. The property, distributed on a single floor and with an excellent south-east orientation, stands out for its brightness and functionality. Upon entering, a comfortable hall leads to a separate, spacious and very bright kitchen with an adjoining utility room. The master bedroom is an elegant suite with a fitted wardrobe and en-suite bathroom with bathtub, and also has a double-glazed enclosed terrace, currently used as a spacious and sophisticated dressing room. Opposite this room is a second full bathroom with a shower tray and the second bedroom, also with a built-in wardrobe and a glazed terrace ideal as a reading area, office or relaxation space. The spacious and cosy living-dining room is the true heart of the home. From here you can access a magnificent enclosed terrace with a sliding glass system, which can be opened completely to enjoy the Mediterranean climate all year round. The property has been partially renovated, notably with new flooring and the installation of high-quality enclosures on the three terraces. The kitchen and bathrooms remain in their original condition and are in impeccable shape. The property has central air conditioning, a private parking space and a storage room, and is part of a well-maintained residential complex offering a communal swimming pool, large gardens and a paddle tennis court exclusively for residents, creating an ideal environment for relaxation and daily enjoyment. Its location is unbeatable, surrounded by supermarkets, restaurants, schools, health centres and leisure areas, with excellent road connections and quick access to Fuengirola and Marbella. A perfect property as a primary residence, second home or investment, with high rental returns, both long-term and holiday rentals, as the community allows tourist rentals. Live or invest in one of the most desirable locations on the Costa del Sol. Don't miss this opportunity! In compliance with Decree 2182005 of 11 October of the Regional Government of Andalusia, the client is informed that notary, registration and ITP (property transfer tax) costs are not included in the price. The consumer has the right to be provided with a copy of the corresponding abbreviated information document for the property ("DIA").

































