



## MIDDLE FLOOR APARTMENT 1 BEDROOM 1 BATHROOM IN LA CALA DE MIJAS

📍 La Cala de Mijas

REF# BEMR4803817 €260,000

BEDS

1

BATHS

1

BUILT

64 m<sup>2</sup>

Discover an exceptional investment opportunity in the vibrant heart of La Cala de Mijas! Just 100 metres from the beach and in the nerve centre of this charming town, you will find this attractive home that combines comfort and location.

La Cala de Mijas is an idyllic enclave that is presented as the perfect place to reside or enjoy an unforgettable holiday, thanks to its exceptional climate throughout the year and its excellent connectivity. Here, life unfolds in a practical way: everything you need is just a step away, from beautiful beaches, a wide range of quality restaurants, shops and supermarkets, to sports facilities such as golf courses. In addition, the extensive promenade provides an ideal space to enjoy relaxed walks or revitalising workouts.

This property stands out for its location on a mezzanine accessible by lift. The open space concept between the kitchen and the living room creates a cosy atmosphere, ideal for living together. The home is equipped with central air conditioning both hot and cold, as well as WIFI connection, ensuring comfort and

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connectivity at all times. The bedroom is spacious and bright, offering plenty of storage space thanks to its built-in wardrobes. Between the bedroom and the living room, the full bathroom features a bathtub and bidet, providing functionality and comfort.

The property has a First Occupation License (LPO) and has a proven track record of short-term rentals, making it a strategically attractive option for investors wishing to capitalize on its rental potential.

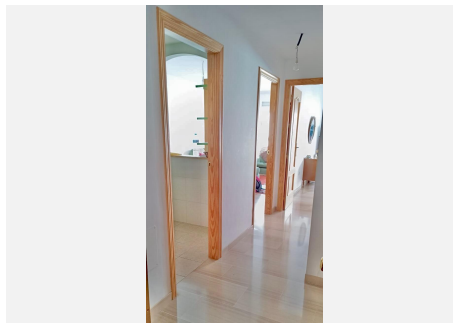
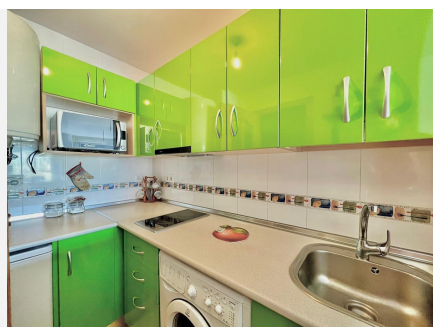
The proximity of the bus stop facilitates transportation to the center of Fuengirola, Miramar shopping center, Malaga airport, Marbella and more, adding significant value to its prime location. This home is not only unique and desirable, but also promises high rental potential throughout the year.

Don't miss this opportunity! We highly recommend that you book a viewing of this property, where comfort and opportunity meet in perfect harmony. Your future home or investment project awaits you!

We inform you that our agency fees are already included in the sale price, so you do not have to pay any type of management or real estate advice fee.

And that in compliance with the Andalusian Government Decree 218/2005 of October 11, it is reported that notary, registry, ITP and other expenses inherent to the sale are not included in the price.

The information provided is indicative, is not binding and has no contractual value. The offer is subject to errors, price changes, availability and/or withdrawal from the market without prior notice. This information may have undergone modifications that have not yet been incorporated. We suggest you contact the company to obtain the latest data and/or confirm the data set out here.



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