



## MIDDLE FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN LAS LAGUNAS

📍 Las Lagunas

REF# R5182447 €250,000

BEDS

2

BATHS

2

BUILT

90 m<sup>2</sup>

TERRACE

4 m<sup>2</sup>

Discover this apartment in excellent condition, located in a consolidated and well-connected area of Las Lagunas de Mijas.

The property offers 75 m<sup>2</sup> of interior space plus 15 m<sup>2</sup> of communal areas, including 5 m<sup>2</sup> of terraces. Built in 2003, the building features a communal swimming pool and easy access to all local amenities.

The interior layout includes two bedrooms, two full bathrooms, a bright and spacious living-dining room, and a large independent kitchen with well-maintained furniture. All windows are Climalit double glazing, ensuring improved thermal and acoustic insulation. In addition, the property benefits from excellent sun orientation, providing natural light throughout most of the day.

Its prime location offers immediate access to supermarkets, pharmacies, schools, a health centre, bus lines, parks, sports facilities, and major shopping areas such as Carrefour and El Corte Inglés in Mijas. Just a few

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minutes from the A7 motorway, with easy connections to Fuengirola and the beach.

Perfect both as a permanent residence and as a rental investment.

Visit today before it gets reserved.

### Key features

90 m<sup>2</sup> built, 75 m<sup>2</sup> usable

2 bedrooms

2 bathrooms

Terrace and balcony

Second-hand / in good condition

Fitted wardrobes

Built in 2003

No heating

Building

1st floor, exterior

With lift

Equipment

Air conditioning

Swimming pool

Energy certificate

Consumption: 152.83 kWh/m<sup>2</sup> year

Emissions: 42.73 kg CO<sub>2</sub>/m<sup>2</sup> year

Energy rating label available



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