



## MIDDLE FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN MIJAS

📍 Mijas

REF# R5375725 €314,900

BEDS

2

BATHS

2

BUILT

69 m<sup>2</sup>

TERRACE

21 m<sup>2</sup>

Modern refurbished apartment with spectacular panoramic sea views, Nueva Calahonda

This exclusive two-bedroom, two-bathroom apartment has been completely refurbished and offers breathtaking front-line panoramic views of the Mediterranean Sea from every room. Its contemporary and light filled design creates a relaxed and elegant atmosphere, ideal for year-round living, a holiday home, or as a high-yield investment on the Costa del Sol.

Upon entering, you are welcomed into a spacious open-plan area that seamlessly combines the modern kitchen with the living and dining room, allowing you to enjoy the sea views even while cooking or relaxing. The living area opens directly onto a large private terrace, perfect for unwinding or admiring the spectacular sunsets over the Mediterranean.

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*Marbella.*

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The kitchen is fully equipped with state of the art appliances including an oven, microwave, dishwasher, ceramic hob, fridge, and washing machine, all finished to a high standard. The apartment also features air conditioning, high speed internet, and comprises two double bedrooms and two full bathrooms, both with a modern and functional design.

The property includes a private parking space, the largest in the development, with additional room for a motorbike and bicycles. The building also offers an elevator and access to a well-maintained communal swimming pool surrounded by tropical gardens.

The Nueva Calahonda development is a quiet and well kept residential complex, set in an elevated position that ensures unobstructed views and privacy, just 7 minutes by car from the beach and all local amenities. Nearby you will find a wide variety of shops, large supermarkets, bars, restaurants, pubs, pharmacies, and all types of services, providing comfort and convenience for residents.

Ideally located between Marbella and Fuengirola, it offers quick access to the main attractions of the Costa del Sol, including prestigious golf courses, shopping centres, international restaurants, and charming spots such as Cabopino Port and the picturesque Mijas Pueblo.

Thanks to its excellent connectivity and the appeal of the area, this property represents an outstanding opportunity both as a permanent residence and as an investment, with strong demand for both holiday rentals and long term lets.

Estimated costs payable by the purchaser: The purchase is subject to Property Transfer Tax (Impuesto de Transmisiones Patrimoniales – ITP) (Law 5/2021 on Transferred Taxes), with a general maximum rate of 7%. The taxable base shall be the higher of the declared purchase price and the cadastral reference value (Article 10 of the Consolidated Text of the ITP and AJD Law). Reduced rates may apply depending on the purchaser's personal circumstances. The costs of the public deed and registration at the Land Registry are regulated by official tariff (Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively). The estimated range is between €500 and €2,000 for notarial fees and between €250 and €1,500 for Land Registry fees. Administrative services (gestoría), if voluntarily appointed (fees are not regulated): estimated between €300 and €500. The municipal capital gains tax (IIVTNU) is payable by the seller (Article 104 of the Consolidated Text of the Local Finance Law). Total estimated cost for the purchase: 346.390€. This estimate is indicative and is provided in accordance with Article 20.1.c) of the Consolidated Text of the General Law for the Protection of Consumers and Users. The final amount will depend on the specific circumstances of the transaction and the purchaser. Estate agency fees are payable by the seller.

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