



## Begane grond appartement te koop in Mijas Costa, Mijas

455.000 €

Referentie: R5304922 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 85m<sup>2</sup> Terras: 110m<sup>2</sup>





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## Costa del Sol, Mijas Costa

This is a brand-new property that has never been lived in, offering the financial advantage of paying 7% transfer tax instead of 10% VAT.

The property is located in El Chaparral, within the new and exclusive Myramar Costa development, an emerging residential area known for its quality surroundings and excellent connectivity.

It features two private terraces with a total surface area of 110 m<sup>2</sup>, providing the opportunity to enjoy sunshine throughout the day. The main terrace and garden, accessed directly from the living area, benefit from a south-west orientation, while the rear terrace is east-facing, ensuring natural light at different times of the day.

The property is within walking distance of the beach and local shops and offers excellent access to the main highway, allowing easy travel along the coast.

It is just a 5-minute drive to both La Cala de Mijas and Fuengirola.

Residents have access to high-quality communal facilities, including a fitness room, swimming pools, a gourmet social area, paddle tennis court, landscaped gardens, and a children's playground.

The property is also located very close to El Chaparral Golf Course, making it an ideal option for both permanent living and investment.

\*The property is sold unfurnished, the photos that show furniture is virtual staging to give you an idea of how it could be decorated\*\*



## Kenmerken:

### Extra's

Tillen  
Nabij vervoer  
Privé Terras  
Berging  
Ensuite badkamer  
Inbouwkasten  
Sportschool  
Tennisbaan  
Hotelbusje  
Optische vezel  
Access for people with reduced mobility

### Huidige Staat

Uitstekende conditie

### Tuin

gemeenschappelijke tuin

### Klimaatbeheersing

Airconditioning  
Centrale verwarming

### Zwembad

Gemeenschappelijk zwembad

### Beveiliging

Omheind complex

### Ligging

Dicht bij strand  
Dichtbij golfbaan  
Dichtbij zee  
Dicht bij winkels

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

garage  
private Parking