

# Ground Floor Apartment for sale in Mijas Costa, Mijas

259,900 €

Reference: R4828162 Bedrooms: 2 Bathrooms: 2 Build Size: 81m<sup>2</sup>



---

## Costa del Sol, Mijas Costa

This magnificent ground-floor property stands out for its prime location, ideal for both permanent living and those seeking an excellent tourism investment. Just a 3-minute walk from the beach and the renowned "El Pirata" beach restaurant/bar, it is located in a secure and well-maintained community that offers two pools surrounded by lush gardens with fountains and gazebos, as well as private and gated parking exclusive to residents.

The property boasts a spacious terrace, both covered and uncovered, with direct access to the immaculate communal gardens. Its functional layout includes two en-suite bedrooms, a guest toilet, a semi-independent kitchen, and a large living room with a fireplace that opens onto the south-facing terrace, perfect for enjoying the sunny Costa del Sol climate year-round.

In addition, the community is strategically well-connected, with a bus stop just 200 meters away, supermarkets half a block away, and a variety of restaurants and bars nearby. Costa del Sol Hospital is only a 10-minute drive, and in La Cala, just 6 minutes away, you'll find schools and more services. The property has a first occupancy license, and the homeowners' association allows short-term rentals, making it a unique opportunity for both living and achieving high returns.

The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses

For more information and to schedule a visit, please do not hesitate to contact us.

ERE

## Features:

### Features

Covered Terrace

Wood Flooring

Barbeque

Access for people with reduced mobility

### Condition

Good

### Kitchen

Fully Fitted

### Orientation

South

### Pool

Communal

### Climate Control

Fireplace

### Furniture

Part Furnished