## Sales - Apartment - La Cala de Mijas

# 595.000€











**Ref.-ID: R5452087** **La Cala de Mijas** **Apartment**

**Community: 1,800 EUR / year** **IBI: 350 EUR / year** **Rubbish: 82 EUR / year** **2** **2** **70 m2**

TOURIST LICENCE ALOUD EXCLUSIVE – FRONTLINE BEACH APARTMENT IN LAS MIMOSAS, JUST A 5-MINUTE WALK FROM LA CALA DE MIJAS A truly privileged location in one of the most sought-after areas of Mijas Costa. We are pleased to present exclusively this charming Mediterranean-style apartment, situated on the first floor of the prestigious Las Mimosas residential complex, directly on the beachfront and beside the coastal boardwalk. The property offers approximately 70 m² of interior living space, plus a pleasant terrace enjoying magnificent open views of the Mediterranean Sea, the beautifully maintained communal gardens and the complex's large swimming pools. The accommodation comprises a bright living and dining room with direct access to the terrace, a kitchen connected to the living area, two bedrooms and two bathrooms. The main bedroom has an en-suite bathroom, while the second bathroom, which also serves the guest bedroom, has been renovated and features a convenient walk-in shower. The property is located on the first floor of a building without a lift. However, access is comfortable, as there is only a short flight of stairs. Las Mimosas is renowned for its Mediterranean architecture, extensive landscaped gardens, large communal swimming pools and exceptional seafront location. The gardens provide direct access to the coastal boardwalk and the beach, allowing residents to enjoy long walks beside the Mediterranean without needing to use a car. One of the property's greatest attractions is its proximity to La Cala de Mijas. In just five minutes on foot, you can reach the town centre and enjoy its restaurants, cafés, shops and comprehensive range of services, while still benefiting from the peace and tranquillity of living away from the busiest and most crowded areas. The apartment is also located very close to the well-known Playa del Bombo and its beachfront restaurants, an area particularly popular with families and residents throughout the year. The coastal boardwalk also provides easy pedestrian access towards La Cala de Mijas, Riviera del Sol and Calahonda. An ideal property as a permanent residence, a holiday home by the sea or an investment in one of the most exclusive and established locations on the Costa del Sol. Main features: • Frontline beach location • Las Mimosas residential complex • First-floor apartment • Approximately 70 m² plus terrace • Two bedrooms • Two bathrooms, including one en suite • Renovated guest bathroom with walk-in shower • Kitchen connected to the living area • Magnificent views of the sea, gardens and swimming pools • Direct access to the coastal boardwalk and beach • Extensive communal gardens and large swimming pools • Approximately a five-minute walk from La Cala de Mijas • Exclusively listed property A rare opportunity in one of the most sought-after locations in Mijas Costa. Contact us for further information or to arrange a viewing.

**Setting**
- ✔ Beachfront

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Good Condition
- ✔ Restoration Required

**Pool**
- ✔ Communal Pool

**Views**
- ✔ Sea Views
- ✔ Panoramic Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Tennis Court
- ✔ Marble Flooring

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex

**Parking**
- ✔ Communal Parking
- ✔ Private Parking

**Category**
- ✔ Beachfront
- ✔ Investment