



**Ref.-ID: R5311372**

**Mijas Costa**

**Apartment**

**Community: 2,496 EUR / year**

**IBI: 463 EUR / year**

**Rubbish: 77 EUR / year**



**2**



**2**



**108 m<sup>2</sup>**

**PROPERTY HIGHLIGHTS:** \* Huge 157 m<sup>2</sup> terrace: A true "open-air living room" with a jacuzzi, outdoor shower, a cozy fireplace in the living room, and a separate covered dining area. \* Modern and bright: The 103 m<sup>2</sup> interior features two bedrooms, two bathrooms, and a stylish modern kitchen. \* Premium amenities: Central air conditioning keeps the home cool in summer, and underfloor heating in the bathrooms adds a touch of luxury to winter mornings. \* All included in the price: The apartment includes 2 parking spaces with room for 3 cars and 2 storage rooms. **LOCATION** The apartment is located in the prestigious and peaceful Cerros del Águila area. Its impeccable construction offers residents a private garden and a wonderful swimming pool. For golf lovers, the location is perfect: the course is right next door! **Basic information:** \* Address: Calle Buitre 107, Mijas \* Apartment: 2 bedrooms, 2 bathrooms, kitchen, dining room \* Area: 103 m<sup>2</sup> (interior) + 157 m<sup>2</sup> (terrace) \* Monthly community fees: 208€ \* Annual property tax (IBI): 463€ This is a unique opportunity to own an apartment with a terrace as large as the house itself!