EK
ARBAT ESTATES

## Sales - Apartment - Mijas Costa

## 465.000€

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**Ref.-ID: R5371780** **Mijas Costa** **Apartment**

**Community: 3,588 EUR / year** **IBI: 724 EUR / year** **Rubbish: 82 EUR / year** **2** **2** **88 m2** **50 m2**

Ground floor apartment located in the Vitta Nature development in El Chaparral, between La Cala de Mijas and Fuengirola. The location offers convenient access to the A-7, approximately 30 minutes by car from Málaga airport and around 25 minutes from Marbella. The property features a functional layout with a living area opening directly onto the garden, two bedrooms, and two bathrooms (one en suite). West orientation provides natural afternoon light and allows the outdoor space to be used comfortably into the evening. Vitta Nature is a gated community, completed and in use since 2024. Residents within the communal area can enjoy: – landscaped gardens (over 13,000 m²) – outdoor swimming pools – spa area (indoor heated pool, sauna, hammam) – fully equipped gym – paddle courts – outdoor fitness and walking areas – social club / gourmet space – children’s areas – community garden The property is presented in excellent condition, fully furnished and ready to move into. Underground parking and storage are included. Contact us to arrange a viewing. In accordance with the provisions of Article 20.1 of the TRLDCU, the price of the property WILL BE INCREASED by the following amounts: TAXES PAYABLE BY THE PURCHASER: In the case of VAT at the current rate of 10% (Law 37/1992, of 28 December, on Value Added Tax). In the case of ITP (Property Transfer Tax) on the higher of the sale price or the cadastral reference value, ranging from 3.5% to 7% depending on the buyer's conditions, all in accordance with (Royal Legislative Decree 1/1993, of 24 September, approving the revised text of the Law on Property Transfer Tax and Stamp Duty). NOTARY AND REGISTRY: These expenses are subject to fees, although their estimated cost may range from €600 to €1,250 for the notary and from €200 to €600 for the registry (Royal Decree 1426/1989, of 17 November, approving the Notary Fees Schedule, and Royal Decree 1427/1989, of 17 November, approving the Land Registry Fees Schedule, respectively). The agency's professional fees are included in the sale price. IF BANK FINANCING IS REQUIRED: The amount of additional expenses must be agreed upon with the financial institution. To calculate the final price, please contact us. We will issue a personalised offer based on the buyer's personal circumstances.

**Setting**
- ✔ Close To Golf
- ✔ Close To Sea
- ✔ Urbanisation

**Orientation**
- ✔ West Facing

**Condition**
- ✔ Excellent Condition
- ✔ New Construction

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Central Heating

**Views**
- ✔ Garden Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Gym
- ✔ Sauna
- ✔ Paddle Tennis
- ✔ Ensuite Bathroom
- ✔ Double Glazing
- ✔ Basement

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden
- ✔ Private Garden

**Security**
- ✔ Gated Complex
- ✔ Electric Blinds

**Parking**
- ✔ Underground Parking
- ✔ Garage
- ✔ Communal Parking

**Category**
- ✔ Investment