EK
ARBAT ESTATES

Sales - Apartment - Mijas

450.000€

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Ref.-ID: R5447974 **Mijas** **Apartment**

Community: 1,860 EUR / year **IBI: 589 EUR / year** **Rubbish: 78 EUR / year** **3** **3** **132 m2**

SEA-VIEW TERRACE WITH TRUE MEDITERRANEAN CHARM, IN THE HEART OF CALAHONDA Imagine waking up to the Mediterranean right in front of you and stepping onto your terrace to enjoy your first coffee of the day, with Calahonda stretching out below and the mountains rising behind. A spacious, light-filled home in one of the most established residential areas of Mijas Costa. This property immediately impresses with its generous proportions and the abundance of natural light throughout. The living and dining room, featuring elegant marble floors and a wood-burning fireplace, opens onto the terrace from two sides. There is plenty of space for a comfortable lounge area, a large dining table for family and friends, and even a cosy reading or home office corner by the window. The separate kitchen is fully equipped with a ceramic hob, oven and dishwasher. It also offers a delightful surprise: a charming breakfast nook with a built-in bench finished in traditional ceramic tiles—the perfect spot to enjoy a leisurely breakfast or an aperitif at the end of the day. The sleeping area comprises three generously sized bedrooms, all with marble flooring. The master bedroom enjoys direct access to the terrace, beautiful sea views and its own en-suite bathroom. A second bedroom also opens to the outside, while the third, more private room overlooks the gardens. The property offers three full bathrooms—one of them with double washbasins—so busy mornings are never a problem. And then comes the real highlight: a large corner terrace offering complete privacy. With both covered and open areas, it provides the perfect balance of sun and shade throughout the day. Traditional terracotta flooring and a built-in bench add to its authentic Mediterranean character. From here, uninterrupted views stretch across Calahonda to the Mediterranean Sea beyond. It is the perfect setting for long summer dinners, sunset drinks and the outdoor lifestyle that makes the Costa del Sol so special. The apartment is set within a beautifully maintained gated community featuring mature landscaped gardens, palm trees, subtropical plants, attractive walkways and a beautiful communal swimming pool to enjoy during the warmer months. The location is excellent, with direct access to both the A-7 and AP-7 motorways. Málaga International Airport is approximately 25–30 minutes away, Fuengirola and its commuter train station around 15 minutes, Marbella approximately 20 minutes, while the beach and all the amenities of Calahonda—including supermarkets, restaurants and shops—are just a short drive away. Properties offering this amount of living space together with such spectacular sea views are rarely available. Would you like to experience it in person? Contact us today and arrange your private viewing.-FTN Estimated Costs Payable by the Buyer: The purchase is subject to the Property Transfer Tax (Impuesto sobre Transmisiones Patrimoniales – ITP), pursuant to Law 5/2021 on Transferred Taxes, with a general maximum tax rate of 7%. The taxable base will be the higher of the purchase price stated in the title deed and the official cadastral reference value (Valor de Referencia), in accordance with Article 10 of the Consolidated Text of the Property Transfer Tax and Stamp Duty Act (TRLITPAJD). Reduced tax rates may apply depending on the buyer's personal circumstances. The costs of executing the public deed before a Notary and registering the purchase with the Spanish Land Registry are governed by the official fee scales established by Royal Decree 1426/1989 and Royal Decree 1427/1989, respectively. As a general indication, notarial fees are estimated to range between □500 and □2,000, while Land Registry fees are estimated between □250 and □1,500, depending on the purchase price and the characteristics of the transaction. Administrative conveyancing services (Gestoría), if voluntarily appointed, are subject to freely agreed professional fees, generally estimated between □300 and □500. The Municipal Capital Gains Tax (IIVTNU – "Plusvalía Municipal") is payable by the seller, pursuant to Article 104 of the Consolidated Text of the Local Tax Law (TRLRHL). Estimated total costs payable by the buyer: 517.000□ This estimate is provided for guidance only and is supplied in accordance with Article 20.1.c) of the Spanish General Consumer and User Protection Act (TRLGDCU). The final amount will depend on the specific circumstances of the transaction and the buyer. The estate agency's brokerage fees are payable by the seller. FTN

Condition
- ✔ Good Condition

Climate Control
- ✔ Fireplace

Features
- ✔ Lift
- ✔ Wood Flooring
- ✔ Marble Flooring

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Utilities
- ✔ Drinkable Water