

Продажа - Апартамент - Riviera del Sol
429.000€

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Ref.-ID: R5461687

Riviera del Sol

Апартамент

Коммунальные: 1,476 EUR / год

ИБИ: 363 EUR / год



2



2



83 m2

???? UNIQUE PENTHOUSE WITH A 210 M2 TERRACE, JACUZZI, TOURISM LICENSE, AND TOTAL PRIVACY IN RIVIERA DEL SOL! ???? Price: €429,000 Location: Lidia Gardens Complex, Riviera del Sol, Mijas (Málaga) Discover a truly exclusive property on the Costa del Sol! We present this spectacular standalone penthouse in the coveted Lidia Gardens complex (Riviera del Sol), designed for those seeking luxury, outdoor space, maximum privacy, and guaranteed high returns thanks to its valid tourist license. The star feature of this home is its incredible 210 m2 terrace that completely surrounds the entire perimeter of the property, offering 360° views, all-day sun, and unobstructed vistas. A true private oasis equipped with a luxury Jacuzzi and solar-heated shower, ideal for sunbathing in complete privacy, dining al fresco, or enjoying unforgettable evenings under the stars. Additionally, the home has no adjacent neighbors on either side, ensuring unparalleled tranquility, independence, and privacy in the area. The interior offers a comfortable 83 m2 of living space, perfectly laid out with 2 spacious bedrooms and 2 full bathrooms, featuring rooms filled with natural light and direct access to the terrace from various points throughout the home. Built in 2006 to modern standards, it features a centralized heat pump HVAC system (heating/cooling) for optimal comfort year-round. The property also includes an underground parking space and a private storage room. Ideal for investors and as a second home: With a valid Tourist License, this property is a “turnkey” opportunity ready to start generating income from day one in Mijas’s sought-after vacation rental market. Located in a well-maintained and quiet residential complex with a pool and landscaped areas, just a few minutes from Mijas’s best beaches, prestigious golf courses (such as Calanova Golf), and all amenities. ???? TECHNICAL SPECIFICATIONS AND KEY FEATURES Property Type: Penthouse (3rd Floor – No neighbors on either side) Price: €429,000 Location: Calle Notarios de Riviera, 1, Lidia Gardens Complex, Riviera del Sol, Mijas (Málaga) Tourism License: YES (Valid—Ready for vacation rental) Bedrooms: 2 bedrooms Bathrooms: 2 full bathrooms Living Area: 83 m2 Outdoor Area: 210 m2 of wraparound terrace Privacy: No adjacent neighbors on either side (complete privacy) Outdoor Amenities: Private hot tub and solar-heated shower Parking and Storage: 1 private garage space and storage room included Year Built: 2006 Heating and Cooling: Heat Pump System (Cooling/Heating) Energy Certification: Primary Energy Consumption: Class F CO₂ Emissions: Class E Estimated expenses to be paid by the buyer: The purchase is subject to the Property Transfer Tax (ITP) (Law 5/2021 on Assigned Taxes), for which the maximum general rate is 7%. The taxable base will be the higher of the price stated in the deed and the cadastral reference value (Art. 10 TRLITPAJD). Reduced rates may apply depending on the buyer’s personal circumstances. The costs of the notarial deed and registration with the Property Registry are governed by official fee schedules (Royal Decree 1426/1989) and (Royal Decree 1427/1989), respectively. Estimated costs range from €500 to €2,000 for notary fees and from €250 to €1,500 for registry fees. Administrative agency (if hired voluntarily, fees are unregulated): Estimated between €300 and €500. Municipal capital gains tax (IIVTNU) is payable by the seller (Art. 104 TRLRHL). Estimated total cost to the buyer: €494,890. This estimate is for guidance only and is provided in accordance with Art. 20.1.c) TRLGDCU. The final amount will depend on the specific circumstances of the transaction and the buyer. Brokerage fees are paid by the seller. VGC

Расположение ✔ Рядом с морем	ОРИЕНТАЦИЯ ✔ Юго-восток ✔ Юго-запад	Состояние ✔ Отличное	бассейн ✔ Общий	Климат-контроль ✔ Кондиционер ✔ Центральное отопление	ВИД ✔ Море ✔ Горы ✔ Панорамный
Особенности ✔ Лифт ✔ Встроенные шкафы ✔ Приватная терраса ✔ Спутниковое телевидение ✔ WiFi ✔ Кладовка ✔ Ванная комната ✔ Деревянные полы ✔ Мраморные полы ✔ Джакузи ✔ Двойные стеклопакеты ✔ Оптическое волокно	Мебель ✔ Полностью меблированный ✔ Без мебели	Кухня ✔ Полностью оборудованная	Сад ✔ Общественный	меры безопасности ✔ Огражденный комплекс	Парковка ✔ Гараж
Коммунальные услуги ✔ Электричество ✔ Питьевая вода	Категория ✔ Дома для отдыха				