



Ground Floor Apartment in La Cala de Mijas

Bedrooms **1** Bathrooms **1** Built **75m2** Terrace **37m2**

R5442190

**Ground Floor
Apartment**

La Cala de Mijas

285.000€

Luxury Renovated Ground Floor Apartment in Vitania – La Cala de Mijas Discover this beautifully renovated ****1-bedroom ground floor apartment****, located in the exclusive ****Vitania**** residential complex, just ****4 minutes by car from La Cala de Mijas****, with its beautiful beaches, restaurants, shops and all essential amenities, and only ****5 minutes from La Cala Golf****, one of the most prestigious golf resorts on the Costa del Sol. The property offers ****112 m² of built area**** and stands out for its exceptional outdoor living space. The ****8 m² private garden**** and the ****20 m² terrace**** have been combined to create a stunning outdoor entertainment area, fully tiled with high-quality flooring and equipped with: * Outdoor kitchen * Outdoor shower * Fireplace * Ambient lighting * TV A perfect space for relaxing and enjoying the Mediterranean lifestyle all year round. ## Layout & Features * Spacious ****18 m² bedroom**** * Fully renovated bathroom * Bright living room with fireplace * Fully equipped kitchen * Central air conditioning throughout the property * Underfloor heating in the living room and bathroom * Electric shutters ## Included Extras * Private ****17 m² underground parking space**** * ****6 m² storage room**** ## The Development Vitania is a well-maintained, peaceful gated community offering excellent communal facilities, including: * 24-hour concierge and security service * Three communal swimming pools * Beautiful tropical gardens with water features and waterfalls * Buildings with lifts * New children's

playground to be installed this year ## Running Costs * Community fees: **€99/month** *
Property tax (IBI): **€325/year** * Rubbish collection: **€80/year** This property is an
excellent choice as a permanent residence, holiday home or investment opportunity, thanks
to its prime location, generous outdoor space and high-quality features. If you are looking to
enjoy the Costa del Sol lifestyle with comfort, privacy and outstanding outdoor living, this
property is well worth a viewing. **In accordance with Andalusian Decree 218/2005 of 11
October, which regulates consumer information in the sale and rental of residential properties
in Andalusia, buyers are informed that notary fees, Land Registry fees, Property Transfer Tax
(I.T.P.), financing costs and any other expenses related to the purchase are not
included in the sale price. The information contained in this advertisement is provided
for guidance only, is not legally binding and has no contractual validity.**

24 Hour Reception

Double Glazing

Marble Flooring

24 Hour Reception

Fitted Wardrobes

Private Terrace

Covered Terrace

Lift

Storage Room