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Ground Floor Apartment in Riviera del Sol

Bedrooms	2	Bathrooms	2	Built	84m2	Terrace	18m2

R5408308	Ground Floor Apartment	Riviera del Sol	315.000€

Elegant Two-Bedroom Apartment with Sea Views and Valid Tourist Rental Licence in a Prime Mijas Costa Location Nestled within a peaceful and well-maintained residential community in Mijas Costa, this beautifully presented two-bedroom, two-bathroom apartment offers an exceptional opportunity to own a stylish home on the Costa del Sol. Combining comfort, privacy, and an enviable location, the property is ideal as a permanent residence, holiday home, or rental/investment opportunity. A key feature of this property is its fully valid and up-to-date tourist rental licence, allowing the new owner to generate immediate rental income from holiday lets while complying with current Andalusian regulations. This makes the apartment particularly attractive for investors seeking a turnkey rental property in a highly desirable area. The apartment features a bright and spacious living area that seamlessly connects to a generous private south-west facing terrace, where stunning sea and green views create the perfect setting for outdoor living. One of the property's standout features is its exceptional privacy, with the terrace not overlooked by neighbouring homes, allowing you to enjoy the Mediterranean lifestyle in complete tranquillity. The master bedroom benefits from fitted wardrobes and a private en-suite bathroom with a bathtub with shower. A second bedroom with fitted wardrobes is served by a separate modern bathroom with a shower, making the layout ideal for families, guests, or remote working. The semi-open

kitchen is fully equipped with all recent quality appliances, including an oven, microwave, dishwasher, washing machine, refrigerator/freezer, and coffee-making facilities. Designed for both practicality and comfort, the property is ready for immediate occupancy. Additional features include a recently installed hot and cold air conditioning, high-speed internet, a separate laundry area, and a private underground parking and storage space. Residents enjoy access to excellent communal facilities, including beautifully landscaped gardens, two large swimming pools, a children's pool, sunbathing areas, and a fully equipped communal gym. The location offers the perfect balance between convenience and relaxation. A large supermarket is just 800 metres away. The beautiful beaches of Calahonda, Mi Capricho, and Max Beach are all nearby, offering a variety of options for enjoying the coastline. Golf enthusiasts will appreciate the close proximity to renowned golf courses such as Miraflores Golf and Calanova Golf Club. The vibrant centres of La Cala de Mijas, Marbella, and Fuengirola are all within easy driving distance, while Málaga-Costa del Sol Airport is approximately 35 kilometres away, ensuring excellent connectivity throughout the year. **With its valid tourist rental licence, sea views, exceptional privacy, premium community facilities, low running ?costs ?and ?sought-after ?location, ?this outstanding apartment ?represents ?a rare opportunity to acquire ?a turnkey ?property with ?both ?lifestyle appeal and proven ?investment ?potential ?on ?the ?Costa ?del ?Sol.**

Access for people with reduced mobility	Access for people with reduced mobility	Covered Terrace
Double Glazing	Ensuite Bathroom	Fiber Optic
Fitted Wardrobes	Gym	Lift
Marble Flooring	Private Terrace	Storage Room
WiFi		