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Sols

Mijas



Chambres: 2	Salles de bains: 2	M²: 142	Prix: 475 000 €
Statut: Vente	Type de propriété: Sols	Référence: R5339482	Publish date: 01.06.26

Vue d'ensemble:Where privacy, space, and location become a way of life Located in the prestigious Miramar del Sol urbanization, , this property represents a unique opportunity for those seeking tranquility, spaciousness, and a well-established residential environment with a high-end profile. The property is very bright and offers 142 m2 of well-distributed interior built space. It features two bedrooms, with the master bedroom standing out as an en-suite with direct access to the terrace, creating an intimate and pleasant atmosphere. Both bedrooms include built-in wardrobes, along with additional storage in the hallway—an uncommon added value. The living room is spacious and filled with natural light, with direct access to the terrace, creating a seamless connection between indoor and outdoor spaces. The independent kitchen, with a breakfast area, also has access to the terrace, providing functionality and comfort for everyday living. This is an elevated ground-floor property, offering greater privacy and a sense of height, with terraces arranged on two levels and exceptional spaciousness. These outdoor areas are ideal for enjoying the Mediterranean climate all year round, whether for relaxation or social gatherings. The property includes a large indoor parking space of 30 m2 and an 8 m2 storage room, both located in the same parking area. The urbanization features landscaped gardens, a communal swimming pool, 24-hour security, and concierge service, ensuring safety and quality of life. Strategic location: just a 2-minute drive from the beach and a 7-minute walk, with easy access to the highway and excellent connections to Málaga, Marbella, and the rest of the Costa del Sol. An ideal property both as a permanent residence and as an investment, in an area predominantly inhabited by

high-net-worth residents who value tranquility, security, and proximity to the sea. Additional details: • Total built area: 183 m2 • Living area: 142 m2 • Garage: 30 m2 • Storage room: 8 m2 • Common elements: 3 m2 • Year of construction: 2007 • Property tax (IBI): €682.82 • Community fees: €190/month The indicated price does not include costs associated with the purchase of real estate according to current legislation (ITP or VAT, notary fees, registry fees, administrative costs, etc.). Additional costs to be paid by the buyer include Property Transfer Tax (ITP) at 7% of the purchase price, as well as notary and land registry fees. A copy of the property's information sheet is available at our office, in accordance with Royal Decree of October 11. The information provided is for guidance only and has no contractual value. The offer is subject to errors, price changes, omission, availability, and/or withdrawal from the market without prior notice.

Caractéristiques:

Piscine, Ascenseur