

# Mijas

## Apartment / Apartamento

€449,000

Ref: X22847



2



2



84 m<sup>2</sup>



✓



✓



Consumption  
G

Emissions  
Applied for

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## Property Purchase Expenses

Property price .....	€449,000 (£387,532)
Transfer tax 7% .....	€31,430 (£27,127)
Notary fees (approx) .....	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx) .....	€1,500 (£1,295)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,589)
Remainder of deposit to 10% .....	€41,900 (£36,164)
Final Payment of 90% on completion ....	€404,100 (£348,779)

\* Prices quoted in Pounds are illustrative and should only be used as a guide.

\* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

\* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

\* Price valid until sold

\* Conveyancing not included

\* The DIA is available at our office according to the Decree 218/2005

## Description

FOR SALE – PENTHOUSE WITH PRIVATE SOLARIUM AND PANORAMIC VIEWS IN UPPER CALAHONDA – MIJAS  
Discover this stunning 2-bedroom penthouse, fully renovated and located in a peaceful Andalusian-Mediterranean style complex in upper Calahonda (Mijas Costa). Facing west, it enjoys all-day natural sunlight and spectacular panoramic views of the sea and mountains from every room.  
The star feature is a 70 m<sup>2</sup> private solarium, perfect for sunbathing, entertaining, or relaxing under the pergola with a Balinese bed and integrated storage rooms.  
The property offers a bright, stylish living-dining room with a fireplace and direct access to a 15 m<sup>2</sup> terrace with glass railings, automatic irrigation system, and outdoor dining area. The open-plan kitchen is fully equipped. There are two spacious bedrooms with built-in wardrobes and two full bathrooms (one en suite). A small interior patio leads up to the solarium.  
Top features: marble floors, hot/cold A/C, fireplace, double-glazed windows, reinforced door, satellite dish, ADSL, and more.  
The gated community offers 24-hour security, two swimming pools, manicured green areas, and full-time gardeners. There is communal parking inside the complex.  
Prime location:

- 2 min to gym, tennis & golf
  - 5 min to Calahonda beach
  - 9 min to Cabopino marina
  - 10 min to La Cala de Mijas
  - 25 min to Málaga Airport and Puerto Banús (Marbella)
- An exceptional home for year-round living or holiday getaways.

\* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible