



## Ground Floor Apartment for sale in Mijas

405,000 €

Reference: SP1422 Bedrooms: 1 Bathrooms: 1 Build Size: 90m<sup>2</sup> Terrace: 21m<sup>2</sup>





## Costa del Sol, Mijas

New Build Sea View Apartments in Las Lagunas de Mijas Exclusive Residential Complex with Panoramic Sea Views Discover this exceptional new build residential development located in Las Lagunas de Mijas, on an elevated hillside next to the Cerrado del Águila Golf Club. The project consists of 59 modern homes distributed across four buildings, with 1, 2 or 3 bedroom apartments, all oriented toward the Mediterranean Sea. Thanks to this privileged position, almost every home enjoys unobstructed sea views, turning each property into a true viewpoint over the coastline. Prime Location Near Golf, Beach and Amenities Las Lagunas de Mijas is a vibrant and well connected area offering a perfect balance between coastal living and everyday convenience. The development is situated just 3 km from the beach and only a few minutes from Fuengirola, where you will find a wide range of restaurants, shopping centers, international schools and leisure facilities. The Cerrado del Águila Golf Club is right next door, making this an ideal location for golf lovers. Spacious Homes with Privacy and Natural Light All buildings are positioned above the access streets, ensuring excellent privacy and preventing visibility into the interiors from outside. The apartments have been designed to maximize natural light, sea views and comfort, with carefully selected materials that offer high thermal and acoustic insulation. Resort Style Communal Areas Set on a 20.000 m<sup>2</sup> plot with only 3.000 m<sup>2</sup> built, the complex offers extensive landscaped communal areas that blend naturally into the surroundings. Residents can enjoy an infinity style swimming pool with beach access, a fully equipped gym and peaceful walking paths surrounded by greenery, all with stunning sea views. High Quality Specifications and Smart Home Features Each home includes a private parking space and a storage room. The kitchens are fully fitted and equipped with Siemens appliances, while the bathrooms feature modern furniture and shower screens. The armored entrance door provides added security. Comfort is guaranteed all year round with an integrated aerothermal system for domestic hot water and underfloor heating, combined with centralized ducted air conditioning. Thermostat zoning allows independent temperature control in each room. The aluminum exterior carpentry includes thermal break technology, with lift and slide doors in the living room and tilt and turn windows throughout the rest of the home. Electric shutters are domotically controlled. A complete smart home system offers mobile connectivity for controlling lighting, climate systems, underfloor heating, shutter operation and safety features such as flood and fire detection. Key distances: Beach 3 km Cerrado del Águila Golf 0.5 km Fuengirola center 4 km Málaga Airport 28 km Puerto Banús 40 km Málaga city 30 km Your New Home on the Costa del Sol This exclusive development in Las Lagunas de Mijas combines modern design, sea views, golf proximity and resort style amenities in one of the most attractive areas of the Costa del Sol. Contact us today to arrange a viewing and secure your new home by the sea.



## Features:

Features	Energy Rating	CO2 Emission Rating
Gym	B	B
Near Bus Route		
Location: Coastal, Urbanisation		
Views: Sea		
Parking - Space		
Near schools		
Communal Pool		
Near Commercial Center		
Near Golf / Golf Resort Property		
Number of Parking Spaces: 1		
Gated		
Storage / Trastero		
Terrace: 21 Msq.		
Beach: 3000 Meters		
Heating: Yes		
Space		
Under-Build / Basement		
Elevator/Lift		
Useable Build Space: 67 Msq.		
Double Bedrooms: 1		