



# Ground Floor Apartment for sale in Mijas

455,000 €

Reference: R5304922 Bedrooms: 2 Bathrooms: 2 Build Size: 85m<sup>2</sup> Terrace: 110m<sup>2</sup>





## Costa del Sol, Mijas Costa

This is a brand-new property that has never been lived in, offering the financial advantage of paying 7% transfer tax instead of 10% VAT.

The property is located in El Chaparral, within the new and exclusive Myramar Costa development, an emerging residential area known for its quality surroundings and excellent connectivity.

It features two private terraces with a total surface area of 110 m<sup>2</sup>, providing the opportunity to enjoy sunshine throughout the day. The main terrace and garden, accessed directly from the living area, benefit from a south-west orientation, while the rear terrace is east-facing, ensuring natural light at different times of the day.

The property is within walking distance of the beach and local shops and offers excellent access to the main highway, allowing easy travel along the coast.

It is just a 5-minute drive to both La Cala de Mijas and Fuengirola.

Residents have access to high-quality communal facilities, including a fitness room, swimming pools, a gourmet social area, paddle tennis court, landscaped gardens, and a children's playground.

The property is also located very close to El Chaparral Golf Course, making it an ideal option for both permanent living and investment.

\*The property is sold unfurnished, the photos that show furniture is virtual staging to give you an idea of how it could be decorated\*\*



## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
Fiber Optic  
Access for people with reduced mobility  
Gym  
Tennis Court  
Courtesy Bus

### Condition

Excellent

### Garden

Communal

### Climate Control

Air Conditioning  
Central Heating

### Pool

Communal

### Security

Gated Complex

### Setting

Beachside  
Close To Golf  
Close To Shops  
Close To Sea

### Kitchen

Fully Fitted

### Parking

Garage  
Private