

# Mijas

## Apartment / Apartamento

€475,000

Ref: X21156



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180 m<sup>2</sup>



✓



Consumption  
G

Emissions  
Applied for

Tel: +34 950 615 388  
[www.spanishpropertychoice.com](http://www.spanishpropertychoice.com)

Mojacar Office  
Paseo del Mediterráneo, 363

Albox Office  
Avenida Lepanto, 15

Huércal-Overa Office  
Ctra. Estación, 143



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## **Property Purchase Expenses**

Property price .....	€475,000 (£399,822)
Transfer tax 7% .....	€33,250 (£27,988)
Notary fees (approx) .....	€750 (£631)
Land registry fees (approx) ...	€750 (£631)
Legal fees (approx) .....	€1,500 (£1,263)

## **Standard form of payment**

Reservation deposit .....	€3,000 (£2,525)
Remainder of deposit to 10% .....	€44,500 (£37,457)
Final Payment of 90% on completion ....	€427,500 (£359,840)

\* 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**

**Views !** This impressive open views onto the sea from every room . This duplex first line penthouse in Calahonda, with its 180mts located on the coveted Costa del Sol, is a gem that combines a privileged location with great renovation potential. With its 180 m² built area, this spacious and bright 3-bedroom, 3-bathroom apartment offers a unique opportunity to create a dream home by the sea.

Located just steps from the beach, this penthouse enjoys an enviable position. Its south-southwest orientation ensures that the interior spaces are bathed in natural light throughout the day, while its sea views offer a spectacular panorama that can be enjoyed from multiple points of the home. The proximity to shops, schools, public transport and the marina make this property an ideal choice for those seeking comfort and quality of life in a coastal environment.

The penthouse has a private terrace perfect for relaxing or enjoying outdoor dinners, while contemplating the blue of the Mediterranean. In addition, the property is part of a gated complex that offers security and tranquility, as well as access to a beautiful community garden and a swimming pool, ideal for enjoying the sunny climate of the Costa del Sol.

It has a very large livingroom with direct access to terrace of very good size . It has a large extension or second livingroom tv room 20mt² with views towards the kitchen there is also a dining room and the kitchen is large needs updating . Then you go up stairs to the main bedrooms with dressing area and en suite bathroom with incredible direct sea views

.Second bedroom also direct sea views shares a bathroom with third bedroom . This duplex penthouse is an unparalleled opportunity to carry out a comprehensive renovation and transform the space into a luxurious retreat by the sea.

In short, this duplex penthouse in Calahonda offers a perfect combination of location, views and potential to become an exclusive property, tailor-made to enjoy the Mediterranean lifestyle at its finest.

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