

# Mijas

## Apartment / Apartamento

€389,000

Ref: X22354



2



2



85 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  
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## Property Purchase Expenses

Property price .....	€389,000 (£331,700)
Transfer tax 7% .....	€27,230 (£23,219)
Notary fees (approx) .....	€750 (£640)
Land registry fees (approx) ...	€750 (£640)
Legal fees (approx) .....	€1,500 (£1,279)

## Standard form of payment

Reservation deposit .....	€3,000 (£2,558)
Remainder of deposit to 10% .....	€35,900 (£30,612)
Final Payment of 90% on completion ....	€350,100 (£298,530)

\* 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

Charming 2-Bedroom Top-Floor Apartment in the Peaceful Hills of Calahonda  
Nestled in the lush and peaceful hills of upper Calahonda, this stunning top-floor apartment offers an exceptional living environment, blending absolute tranquility with breathtaking panoramic views of the Mediterranean Sea and the surrounding mountains. Here, only the songs of birds and the gentle whisper of the breeze disturb the silence — a true sanctuary for nature lovers.

This bright and airy property features:

\* Total built area: 80 m<sup>2</sup>

\* Spacious main terrace of 33 m<sup>2</sup> facing southeast — perfect for outdoor dining, quiet reading, or simply enjoying the views, with lovely sunlight from morning until late afternoon

\* Second terrace accessible from the second bedroom

\* Generous living room of 30 m<sup>2</sup>, flooded with natural light thanks to large windows

\* Entrance hall

\* Two bedrooms

\* Two bathrooms

\* Electric roller shutters on all windows incl. living room

\* Elevator

\* Private covered parking space

\* Storage room included

The apartment is sold fully furnished, ready to welcome its new owners without any hassle.

Located in a secure gated community comprising 14 thoughtfully designed buildings surrounded by meticulously maintained Mediterranean gardens, residents enjoy access to five communal swimming pools, including a children's paddling pool. A particular highlight of this building is its own private swimming pool reserved exclusively for its residents. Despite this peaceful setting, the beaches, shops, and restaurants of Calahonda are less than a 10-minute drive away.

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