



## Middle Floor Apartment for sale in La Cala Hills, Mijas

449,900 €

Reference: R5392252 Bedrooms: 3 Bathrooms: 2 Build Size: 118m<sup>2</sup> Terrace: 50m<sup>2</sup>





## Costa del Sol, La Cala Hills

### 3-Bedroom Corner Apartment with Dual Terraces in La Cala Hills

This three-bedroom corner apartment is located in Phase 3. Positioned on the third floor, the property benefits from a practical layout, additional privacy and outdoor space on both sides of the apartment.

The main terrace measures approximately 40 m<sup>2</sup> and enjoys mainly morning and early afternoon sun thanks to its south-east orientation. Connected directly to the living and dining area, it is a terrace that genuinely functions as part of the living space rather than just an extra feature. Glass curtains have been installed, allowing the space to be used more comfortably throughout the year. From here, the apartment enjoys open views towards the surrounding mountains.

On the opposite side of the apartment there is a second terrace of approximately 10 m<sup>2</sup>, accessible from both guest bedrooms. Besides creating better airflow through the apartment, this side also enjoys sun later in the day once the main terrace becomes shaded. From this terrace there are views over one of the communal pool areas, giving both sides of the apartment a completely different atmosphere throughout the day.

The kitchen is separate and functional, with an adjacent utility area. Glass curtains have also been added to the utility terrace, creating a more enclosed and practical laundry space.

All three bedrooms are well-sized. The main bedroom includes an en-suite bathroom, while the two guest bedrooms share a second bathroom. The layout works particularly well for families, guests or buyers looking for additional flexibility.

The apartment is presented in excellent condition throughout and has clearly been well maintained over the years.

The property includes a private underground parking space and a storage room.

The community is gated and well maintained, with landscaped gardens and two swimming pools.

Located in La Cala Hills, Mijas, with easy access to golf courses, sports facilities, restaurants and the surrounding coastal towns.

A corner apartment with outdoor space that is actually divided in a way that makes sense.

#### Key features

- 3 bedrooms
- 2 bathrooms including en-suite in the master bedroom
- Third-floor corner apartment
- Excellent overall condition
- 40 m<sup>2</sup> main terrace with south-east orientation
- Morning and early afternoon sun
- Mountain views from the main terrace
- Glass curtains on the main terrace



- Additional 10 m<sup>2</sup> terrace accessible from both guest bedrooms
- Views over one of the communal pool areas
- Sun on both sides of the apartment throughout the day
- Separate kitchen with enclosed utility area
- Glass curtains in the laundry area
- Private storage room
- Underground parking space
- Gated community with two swimming pools
- Located in La Cala Hills Phase 3

#### Additional information

- Asking price: €449,900
- Community fees: €168.67 per month
- IBI: €670.11 per year
- Basura: €77.58 per year

A layout &nbsp;that &nbsp;takes &nbsp;proper &nbsp;advantage &nbsp;of &nbsp;both the indoor &nbsp;and outdoor space.

Interested in this property?

Contact &nbsp;us today to &nbsp;arrange &nbsp;a viewing &nbsp;or request &nbsp;additional &nbsp;information.

\*Offered &nbsp;unfurnished. &nbsp;Viewings &nbsp;by &nbsp;appointment &nbsp;only.