



## Wohnung im Erdgeschoss zum Verkauf in La Cala, Mijas

397.000 €

Referenz: R5333002 Schlafzimmer: 3 Badezimmer: 3 Garten: 196m<sup>2</sup> Terrasse: 40m<sup>2</sup>





## Costa del Sol, La Cala

Spacious fully renovated ground floor apartment located in the Vitania gated community, just 4 minutes by car from La Cala de Mijas.

The property stands out for its space, comfort and the feeling of an independent house, as it has direct access from the private underground garage to the apartment through an internal staircase, without passing through common areas.

### Main features

- 3 bedrooms with en-suite bathrooms
- 169 m<sup>2</sup> built and 128 m<sup>2</sup> usable space
- Renovated 40 m<sup>2</sup> tiled terrace
- Underground parking space included

### Layout

The property consists of an entrance hall, spacious living-dining room with fireplace, fully equipped kitchen and three bedrooms, each with its own en-suite bathroom. One of the bedrooms is located on the basement level and has independent access from the garage, providing additional privacy and comfort.

### Features

- New central air conditioning
- Underfloor heating in the living room and bathrooms
- Marble flooring in the living room
- Laminate flooring in the bedrooms
- Fireplace in the living room
- Fully equipped kitchen
- Built-in wardrobes in every bedroom

### Urbanization

Gated community with:

- 24-hour concierge
- Video surveillance system
- 3 communal swimming pools (one new saltwater pool)
- Building with elevator

### Costs

- Property tax (IBI): 457 € / year
- Community fees: 130 € / month

### Location

Located in Vitania (Mijas Costa), in a quiet and well-connected area just 4 minutes by car from La Cala de Mijas.

⚖️ Legal notice:

In accordance with Decree 218/2005 of 11 October, approving the regulation on consumer information in the sale and rental of homes in Andalusia, clients are informed that notary fees, land registry fees, transfer tax (I.T.P.), financial costs, and other expenses related to the purchase are not included in the price. The information provided in this listing is for guidance only, is non-



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binding, &nbsp;and &nbsp;has &nbsp;no &nbsp;contractual &nbsp;value.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
Private Terrasse  
Badezimmer  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
Holzböden  
Domotik  
Keller

### Ansichten

Land

### Pool

Gemeinschaft

### Garten

Gemeinschaft

### Versorgungsunternehmen

Strom  
Trinkbares Wasser

### Orientierung

Süden  
West

### Einstellung

In der Nähe von Golf  
Urbanisierung

### Möbel

Nicht eingerichtet

### Sicherheit

Gated Complex  
24 -Stunden -Sicherheit  
Eingabetelefon

### Energiebewertung

D

### Klimakontrolle

Klimaanlage  
Kamin  
U/f Heizung  
U/f/h Badezimmer

### Zustand

Exzellent  
Kürzlich renoviert

### Küche

Voll ausgestattet

### Parken

Unterirdisch

### CO2 -Emissionsbewertung

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