



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

689,000 €

Reference: R5339233 Bedrooms: 2 Bathrooms: 2 Build Size: 121m<sup>2</sup> Terrace: 34m<sup>2</sup>





## Costa del Sol, La Cala

Exclusive modern apartment in Azalea Jardinana in La Cala with panoramic views of the sea and the whole of La Cala.

### Overview

Welcome to this modern apartment in Azalea Jardinana with stunning views of the sea and La Cala. With several large grocery stores and restaurants just 100 meters away, and a short stroll to the center of La Cala and the beach, this is the perfect place to live or spend your vacation. Quiet, yet close to the bustling life. This is more than a home - it is a refined lifestyle that offers privacy, comfort and security.

The apartment is equipped with first-class appliances and a number of upgrades. High-quality materials have been used, and the apartment is elegantly decorated with high-quality furniture and offers 2 spacious bedrooms, 2 spacious bathrooms (one ensuite), and has stunning views of the sea and pool area from the west-facing terrace, and on the east-facing terrace you can enjoy your morning coffee in the sun.

The west-facing terrace is a true highlight - with a lovely lounge area, a dining area and space for sunbathing and a barbecue. The terrace is completely private, no one can see you here, but at the same time you have fantastic views of the sea, the pools and the village of La Cala. A short walk away you will find the beach, shops, restaurants and bars. The apartment is located in a newly built residential complex, offering the perfect mix of convenience and tranquility. The low-rise buildings are surrounded by beautifully landscaped communal gardens, complete with two immaculate swimming pools - a heated outdoor pool and a lagoon pool with a hot tub and children's area. Additional facilities include a fully equipped gym, a games room and a secure, gated area with 24-hour CCTV and underground parking.

### Features

Type: Luxury 2nd floor apartment

Bedrooms: 2

Bathrooms: 2

Orientation: South-west

Area: 121 m<sup>2</sup>

Terrace: 34 m<sup>2</sup>

Garage: 27.63 m<sup>2</sup>

Storage: 11.2 m<sup>2</sup>

### Interior details

**Living room:** Spacious and bright with floor-to-ceiling glass doors that open completely onto the terrace. Spacious living and dining room designed for relaxed daily living and entertaining.

**Kitchen:** Custom-made and practical open-plan kitchen of good quality, fully equipped with premium appliances including fridge/freezer, oven, microwave and dishwasher.

**Bedroom 1:** Spacious double bedroom with built-in wardrobes and natural light. Opening onto a spacious east-facing terrace where it is perfect to enjoy your morning coffee.

**Bathroom:** Stylish bathroom with underfloor heating, walk-in shower, washbasin, toilet and storage. In this bathroom you will also find a washing machine and dryer.

**Master suite:** A large, private zone with walk-in wardrobe, large windows and direct access to the west-facing terrace.

**Ensuite bathroom:** Elegant design with underfloor heating, double washbasin, large walk-in shower, bathtub, toilet and storage.

**Additional amenities:** Integrated hot and cold air conditioning, fiber optic internet, security door lock.



Furniture: Sold fully furnished with quality furniture and all appliances like seen on the photos - you can move straight in.

#### Communal facilities:

Security: High level of security, a secure, gated area with 24-hour CCTV.

Facilities: Beautifully landscaped communal gardens, complete with two immaculate pools - a heated outdoor pool and a lagoon pool with a hot tub and children's area. Furthermore, a fully equipped gym and a games room

Accessibility: Lift access from the garage directly to the property.

#### Location advantages

Proximity to amenities: Walking distance to the beach, shops, pharmacy and restaurants. Close to several fantastic golf courses.

Convenient for families: Safe area with wide roads, sidewalks and green areas, perfect for walking dogs and family outings.

Distances: Quiet surroundings with exceptional connectivity:

5 minutes walk to the beach.

20 minutes to Malaga International Airport

30 minutes to Malaga city

20 minutes to Marbella

Walking distance to fine restaurants, amenities and transport

#### Investment potential

With more than 300 days of sunshine per year, La Cala represents one of the most sought-after lifestyle destinations on the Costa del Sol.

This property offers a unique opportunity - equally suitable for permanent residence as an exclusive holiday home.

A rare combination of design, well-being and location.

Community fees: €270 per month.

IBI: €662 per year

Basura: €78 per year

Built: 2019



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Gym  
Fiber Optic  
Games Room  
Access for people with reduced mobility

### Orientation

South  
West  
South West

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C  
U/F/H Bathrooms

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools  
Village

### Condition

Excellent

### Pool

Communal  
Heated  
Children`s Pool

### Furniture

Fully Furnished

### Kitchen

Fully Fitted  
Kitchen-Lounge

### Security

Gated Complex  
24 Hour Security  
Electric Blinds  
Entry Phone

### Parking

Underground  
Garage  
Private

### Category

Holiday Homes  
Investment  
Resale  
Luxury  
Contemporary

### CO2 Emission Rating

B

### Energy Rating

B