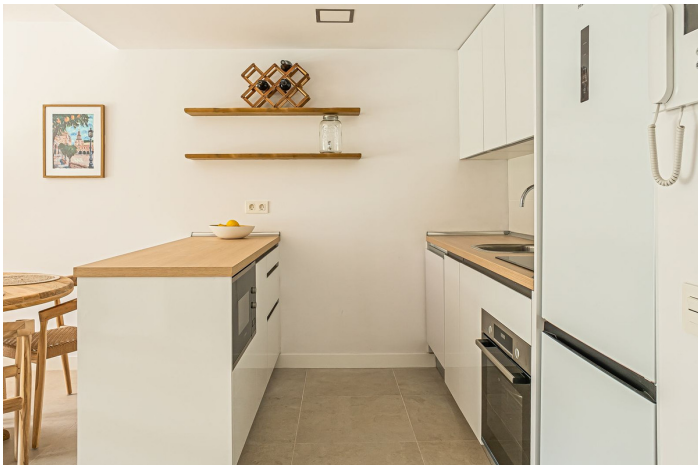




Ground Floor Apartment for sale in Mijas Costa, Mijas

465,000 €

Reference: R5371780 Bedrooms: 2 Bathrooms: 2 Plot Size: 50m² Build Size: 88m² Terrace: 28m²





Costa del Sol, Mijas Costa

Ground floor apartment located in the Vitta Nature development in El Chaparral, between La Cala de Mijas and Fuengirola. The location offers convenient access to the A-7, approximately 30 minutes by car from Málaga airport and around 25 minutes from Marbella.

The property features a functional layout with a living area opening directly onto the garden, two bedrooms, and two bathrooms (one en suite). West orientation provides natural afternoon light and allows the outdoor space to be used comfortably into the evening.

Vitta Nature is a gated community, completed and in use since 2024.

Residents within the communal area can enjoy:

- landscaped gardens (over 13,000 m²)
- outdoor swimming pools
- spa area (indoor heated pool, sauna, hammam)
- fully equipped gym
- paddle courts
- outdoor fitness and walking areas
- social club / gourmet space
- children's areas
- community garden

The property is presented in excellent condition, fully furnished and ready to move into. Underground parking and storage are included.

Contact us to arrange a viewing.

In accordance with the provisions of Article 20.1 of the TRLDCU, the price of the property WILL BE INCREASED by the following amounts:

TAXES PAYABLE BY THE PURCHASER:

In the case of VAT at the current rate of 10% (Law 37/1992, of 28 December, on Value Added Tax). In the case of ITP (Property Transfer Tax) on the higher of the sale price or the cadastral reference value, ranging from 3.5% to 7% depending on the buyer's conditions, all in accordance with (Royal Legislative Decree 1/1993, of 24 September, approving the revised text of the Law on Property Transfer Tax and Stamp Duty).

NOTARY AND REGISTRY:

These expenses are subject to fees, although their estimated cost may range from €600 to €1,250 for the notary and from €200 to €600 for the registry (Royal Decree 1426/1989, of 17 November, approving the Notary Fees Schedule, and Royal Decree 1427/1989, of 17 November, approving the Land Registry Fees Schedule, respectively).

The agency's professional fees are included in the sale price.

IF BANK FINANCING IS REQUIRED:

The amount of additional expenses must be agreed upon with the financial institution.

To calculate the final price, please contact us. We will issue a personalised offer based on the buyer's personal



circumstances.



Features:

Features

Covered Terrace
Lift
Private Terrace
Ensuite Bathroom
Double Glazing
Fitted Wardrobes
Gym
Basement
Sauna
Paddle Tennis

Views

Garden

Pool

Communal

Garden

Communal

Private

Category

Investment

Orientation

West

Setting

Close To Golf
Urbanisation
Close To Sea

Furniture

Fully Furnished

Security

Gated Complex
Electric Blinds

Climate Control

Air Conditioning
Central Heating

Condition

Excellent
New Construction

Kitchen

Fully Fitted

Parking

Underground
Garage
Communal