



## Ground Floor Apartment for sale in Mijas Costa, Mijas

485,000 €

Reference: R5430637 Bedrooms: 2 Bathrooms: 2 Plot Size: 234m<sup>2</sup> Build Size: 116m<sup>2</sup> Terrace: 37m<sup>2</sup>





## Costa del Sol, Mijas Costa

Luxury Ground Floor Apartment with 234m<sup>2</sup> Private Garden in Ipanema – Calanova Golf, Mijas Costa

Welcome to this exceptional ground-floor apartment in the prestigious Ipanema development, perfectly positioned next to Calanova Golf and just a short drive from the vibrant coastal village of La Cala de Mijas.

Designed to combine modern elegance with effortless indoor-outdoor living, this beautifully presented apartment boasts an impressive 234m<sup>2</sup> private garden, creating the perfect space for entertaining, relaxing, or enjoying the Costa del Sol's year-round sunshine. The spacious covered terrace enjoys beautiful mountain views with partial sea views, offering a peaceful setting throughout the day.

Inside, the property features a bright open-plan living and dining area seamlessly connected to a contemporary fully equipped kitchen. Large sliding doors flood the apartment with natural light and provide direct access to the outdoor living space.

The apartment offers two spacious double bedrooms, each with its own bathroom. The master suite benefits from an elegant en-suite bathroom, while the guest bedroom also enjoys a private bathroom, making the property ideal for family living or holiday guests.

Offered fully furnished with stylish designer furniture, the property is ready to move into immediately or begin generating income from day one. It also comes with a valid tourist licence, making it an excellent turnkey investment for buyers looking to take advantage of the Costa del Sol's thriving holiday rental market.

Residents of Ipanema enjoy outstanding resort-style facilities, including beautifully landscaped gardens, a large outdoor swimming pool, an indoor heated swimming pool, a fully equipped gym, spa facilities, and private parking within the gated community.

Located in one of the fastest-growing areas of Mijas Costa, the property is only an 8-minute drive from the beaches, restaurants, supermarkets, and amenities of La Cala de Mijas, while Calanova Golf Club is just moments away. Marbella, Fuengirola, and Málaga Airport are all within easy reach.

Whether you're looking for a permanent residence, a luxurious holiday home, or a high-performing investment with immediate rental income potential, this apartment offers an outstanding opportunity to enjoy the very best of the Costa del Sol lifestyle.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi

### Views

Garden

### Pool

Communal  
Indoor  
Children`s Pool

### Garden

Private  
Easy Maintenance

### Utilities

Electricity

### Orientation

South

### Setting

Urbanisation

### Furniture

Fully Furnished

### Security

Gated Complex  
Entry Phone  
Safe

### Category

Investment  
Resale  
Luxury

### Climate Control

Cold A/C  
Hot A/C  
Central Heating

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted

### Parking

Private