



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

375,000 €

Reference: R5264086 Bedrooms: 3 Bathrooms: 2 Build Size: 123m<sup>2</sup> Terrace: 20m<sup>2</sup>





## Costa del Sol, La Cala Hills

Located in the exclusive and well-established area of La Cala Hills, this refurbished ground floor flat is situated within a private and well-maintained residential complex, ideal for those seeking quality of life, tranquillity and a well-organised residential environment, just a few minutes from Fuengirola and La Cala de Mijas, as well as the main golf courses in the area.

La Cala Hills is one of the most sought-after areas due to its family-friendly and residential atmosphere, surrounded by nature and large green areas. It has all the necessary amenities within walking distance and excellent motorway connections, allowing easy access to both the coast and the interior.

The property has a floor area of 123 m<sup>2</sup>, distributed over three spacious bedrooms with fitted wardrobes and two full bathrooms, one of which is en-suite. Its high ceilings and east-west orientation provide a great feeling of spaciousness and excellent natural light throughout the day.

It has two private terraces with a total area of approximately 35 m<sup>2</sup>, ideal for enjoying the climate all year round. These spaces allow you to create different environments, such as an outdoor dining area, relaxation area or children's area, with pleasant views of the communal gardens.

The property has been refurbished and is in excellent condition. It is sold semi-furnished and has a fitted kitchen, ready for immediate use.

Main features:

- Hot/cold air conditioning and central heating
- High ceilings
- Elevator and access adapted for people with reduced mobility
- Double-glazed windows
- Storage room
- Fiber optic connection, WiFi, and satellite TV
- Underground parking space included in the price
- Communal swimming pool and children's pool
- Paddle tennis court
- Gated community with intercom system
- Well-maintained gardens

Location:

Located in a quiet residential area, close to schools, green areas, shops, sports centers, golf courses, and natural areas, with excellent access to public transportation and quick connection to the highway. An ideal option for both a primary residence and a second home.

Expenses:

- Community fees: €140/month
- Property tax: €550/year

Additional details:

- 123 m<sup>2</sup> built



- 3 bedrooms
- 2 bathrooms
- Private terraces
- Large garage space included
- Large storage room
- Second-hand property, renovated
- East and west facing
- Central heating
- Exterior access adapted for people with reduced mobility

Building:

- Ground floor exterior
- Building with elevator

Facilities:

- Air conditioning
- Swimming pool
- Community gardens

For more information or to arrange a viewing, please do not hesitate to contact us. We will be delighted to assist you.



## Features:

### Features

Covered Terrace

Lift

Near Transport

Private Terrace

Satellite TV

Storage Room

Ensuite Bathroom

Double Glazing

Fitted Wardrobes

WiFi

Courtesy Bus

Fiber Optic

Access for people with reduced mobility

### Views

Garden

### Pool

Communal

Children`s Pool

### Garden

Communal

### Utilities

Electricity

Drinkable Water

### Orientation

East

West

### Setting

Close To Golf

Urbanisation

Close To Shops

Close To Schools

Suburban

Close To Forest

### Furniture

Part Furnished

### Security

Gated Complex

Entry Phone

### Climate Control

Air Conditioning

Central Heating

### Condition

Excellent

Recently Refurbished

### Kitchen

Fully Fitted

### Parking

Underground

Garage