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Luxury Realty
real estate

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Apartment in Las Lagunas

Reference: R5309068



Bedrooms: 2
Bathrooms: 1
M² Build size: 58
Price: 230,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

Embark on a journey to discover an exceptional living experience in the heart of Southern Spain with this captivating apartment, nestled within the tranquil and highly sought-after enclave of Las Flores, a picturesque neighborhood within Las Lagunas, Mijas. Representing a distinctive offering from Luxury Realty, this residence presents a compelling opportunity at an inviting price of €235,000, promising not just a home, but a lifestyle of comfort, convenience, and charm under the glorious Andalusian sun.

This meticulously designed property is a sanctuary of modern living. It gracefully unfolds into two well-appointed bedrooms, a bright and welcoming living room that serves as the heart of the home, a sophisticated kitchen, and a meticulously designed bathroom. Every detail has been considered to maximize both aesthetic appeal and practical functionality, ensuring a seamless transition into your new Spanish abode. The apartment is offered partially furnished, featuring an elegant selection of pieces that complement its contemporary décor, allowing for immediate enjoyment while providing a canvas for your personal touch.

The culinary space is a true highlight: a very modern and elegantly finished kitchen, fully equipped with a suite of high-quality appliances. Whether you are a gourmet chef or prefer simple, quick meals, this kitchen inspires creativity and convenience. Adjacent to this, you'll find a dedicated laundry area, thoughtfully fitted with both a washing machine and a dryer, adding an extra layer of comfort to daily routines. The full bathroom mirrors the apartment's contemporary style, designed with clean lines and functional fixtures that create a serene and refreshing environment.

Comfort is paramount in this exquisite property, which benefits from an efficient air conditioning system, ensuring a pleasant climate year-round, regardless of the season. Beyond the interior, residents gain exclusive access to a delightful community swimming pool – a perfect oasis for relaxation, sunbathing, and enjoying refreshing dips during the warmer months, fostering a sense of community and leisure right at your doorstep.

One of the distinctive advantages of this offering is the inclusion of a private parking space, a coveted amenity that adds significant convenience and peace of mind in this vibrant region. This secure spot ensures that your vehicle is always safely accommodated, reflecting the thoughtful consideration given to every aspect of this modern dwelling.

Strategically positioned, this apartment in Las Flores, Las Lagunas, Mijas, offers unparalleled access to a myriad of essential local services, including supermarkets, pharmacies, health centers, and educational institutions. Furthermore, its location is a gateway to the breathtaking natural recreational areas characteristic of the Andalusian environment. Imagine leisurely strolls through charming streets, exploring local markets, or venturing into the stunning Mijas countryside, all within easy reach. The beauty of Southern Spain, with its rich culture, exquisite gastronomy, and vibrant coastal life, becomes an integral part of your daily existence.

This property holds a unique status as VPO (Vivienda de Protección Oficial – Officially Protected Housing). This designation represents a special opportunity for eligible buyers to acquire a quality home at a competitive price. Eligibility is subject to meeting specific criteria, which typically include maximum income limits, adherence to IPREM thresholds, and not owning another property. Luxury Realty is dedicated to guiding qualified purchasers through the requirements, ensuring a smooth and transparent acquisition process for this exceptional investment.

In terms of financial considerations, the advertised price of €235,000 does not encompass taxes or associated fees. As is customary for property transactions in Spain, a 7% ITP (Property Transfer Tax) applies. Additionally, notary fees, typically ranging from approximately 0.3% to 0.5% of the sale price, and Land Registry fees, usually between 0.1% and 0.3% of the sale price, will be incurred. For illustrative purposes, approximate costs for this property would include ITP at around €16,450; notary fees between €705 and €1,175; and Land Registry fees between €235 and €705. These figures are provided for informational guidance only and may vary based on the specifics of each transaction. Crucially, and as a testament to our commitment to client value, the purchase of this magnificent apartment through Luxury Realty involves absolutely no real estate agency fees for the buyer, representing a substantial saving and enhancing the overall value proposition.

This is more than just an apartment; it's an invitation to embrace the idyllic lifestyle of Southern Spain. With its blend of modern comfort, strategic location, and unique value proposition, it stands as an exceptional choice for those seeking a primary residence or a serene getaway. Do not let this remarkable opportunity pass you by. Contact Luxury Realty today to schedule your private viewing and take the first step towards owning your dream home in Las Lagunas, Mijas.

Features:

Air conditioning, Lift, Parking