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Luxury Realty
real estate

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Apartment in Mijas Costa

Reference: R5371780



Bedrooms: 2

Bathrooms: 2

M² Build size: 88

Price: 465,000 €

Status: Sale

Property Type: Apartment

Parking places: by request

M² Plot Size: 50













Overview:

Discover unparalleled luxury and tranquility with this magnificent ground floor apartment, nestled within the prestigious Vitta Nature development in El Chaparral. Perfectly situated on the captivating Mijas Costa, in the heart of southern Spain, this property offers a seamless blend of modern sophistication and natural beauty. Its prime location provides effortless access to the A-7 coastal highway, placing Málaga Airport just a convenient 30-minute drive away and the vibrant luxury hub of Marbella approximately 25 minutes by car. This enviable position between the charming seaside village of La Cala de Mijas and the bustling town of Fuengirola ensures residents enjoy the best of both worlds, from serene beach walks to sophisticated dining and entertainment.

This meticulously designed residence boasts a functional and elegant layout tailored for contemporary living. The spacious living area flows gracefully, opening directly onto a private garden oasis, perfect for relaxation and al fresco entertaining. The apartment features two generously proportioned bedrooms, providing comfort and privacy, complemented by two modern bathrooms, one of which is a luxurious en-suite, offering an exclusive retreat. The property benefits from a coveted west orientation, bathing the interiors in abundant natural afternoon light and allowing for the comfortable use of the outdoor space well into the evening, ideal for enjoying breathtaking sunsets over the Mediterranean landscape.

Vitta Nature itself is an exclusive, gated community, having been thoughtfully completed and fully in use since 2024. Designed to offer a resort-style living experience, it presents residents with an exceptional array of premium amenities spread across over 13,000 square meters of beautifully landscaped gardens. This commitment to an elevated lifestyle is evident in every detail, fostering a sense of community and well-being.

Within this magnificent communal area, residents can indulge in an unparalleled selection of facilities:

- Extensive landscaped gardens, offering serene pathways and lush greenery for peaceful strolls.
- Multiple outdoor swimming pools, providing refreshing escapes under the warm Spanish sun.
- A state-of-the-art spa area, featuring an inviting indoor heated pool, a rejuvenating sauna, and a traditional hammam for ultimate relaxation.
- A fully equipped gymnasium, allowing residents to maintain their fitness regime without leaving the comfort of the community.
- Dedicated paddle courts for sports enthusiasts to enjoy a friendly match.
- Outdoor fitness and walking areas, promoting an active and healthy lifestyle amidst nature.
- A sophisticated social club / gourmet space, ideal for hosting gatherings, events, or simply enjoying a moment of camaraderie with neighbors.
- Secure and engaging children's areas, ensuring young residents have dedicated spaces for play and fun.
- A unique community garden, fostering a connection with nature and potentially offering a space for cultivating fresh produce.

The property is presented in impeccable, excellent condition, exuding a sense of quality and meticulous care. Offered fully furnished with exquisite taste, it is truly ready to move into, allowing for an immediate transition into your luxurious Mijas Costa lifestyle. Complementing this exceptional offering are the practical additions of underground parking and a private storage unit, ensuring convenience and security for your vehicles and personal belongings.

At Luxury Realty, we believe in transparent and comprehensive guidance for your property acquisition. We encourage you to contact us without delay to arrange a private viewing and experience the splendor of this property firsthand. Our dedicated team is ready to assist you in taking the next step towards owning your dream home on the Costa del Sol.

In accordance with the provisions of Article 20.1 of the TRLDCU, it is important for prospective purchasers to understand the financial considerations beyond the sale price. The final price of the property will be increased by the following applicable amounts, which are standard for property transactions in Spain. We aim to provide complete clarity from the outset.

TAXES PAYABLE BY THE PURCHASER: For properties that are new builds or sold by a developer, Value Added Tax (VAT) is applicable at the current rate of 10%, as stipulated by Law 37/1992, of 28 December, on Value Added Tax. In cases where the property is a resale, Property Transfer Tax (ITP) will apply. The ITP is calculated on the higher of the agreed sale price or the cadastral reference value, with rates ranging from 3.5% to 7% depending on the buyer's specific conditions and regional regulations. All these calculations are in accordance with Royal Legislative Decree 1/1993, of 24 September, which approves the revised text of the Law on Property Transfer Tax and Stamp Duty.

NOTARY AND REGISTRY FEES: These essential legal expenses are subject to official fees. While their exact cost can vary based on the sale price and complexity, an estimated cost for notary services typically ranges from €600 to €1,250. Land registry fees are generally estimated to be between €200 and €600. These figures are guided by 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.

It is important to note that Luxury Realty's professional agency fees are fully included in the advertised sale price, ensuring no additional charges from our brokerage services will be levied on the purchaser.

IF BANK FINANCING IS REQUIRED: Should you require financial assistance for your purchase, the amount of additional expenses related to securing a mortgage must be agreed upon directly with the chosen financial institution. These costs can include valuation fees, opening commissions, and other associated banking charges, which vary between lenders.

To receive a precise and personalised calculation of the final purchase price, tailored to your individual circumstances and any financing requirements, please do not hesitate to contact our expert team. We are dedicated to providing you with a clear, detailed offer and guiding you through every step of the acquisition process for this exceptional property.

Features:

None, New development, Pool, Air conditioning, Private garden, Lift, None, Parking, Investment