

## Apartment for sale in La Cala de Mijas, Costa del Sol

2 Bedrooms | 2 Bathrooms | 121 m<sup>2</sup> Interior | 34 m<sup>2</sup> Terraces | **Garage** Yes | **Pool** Yes  
€ 662 IBI | € 78 Rubish tax | € 3,240 Community fees



### Property Description

Exclusive modern apartment in Azalea Jardinana in La Cala with panoramic views of the sea and the whole of La Cala.

#### Overview

Welcome to this modern apartment in Azalea Jardinana with stunning views of the sea and La Cala. With several large grocery stores and restaurants just 100 meters away, and a short stroll to the center of La Cala and the beach, this is the perfect place to live or spend your vacation. Quiet, yet close to the bustling life. This is more than a home - it is a refined lifestyle that offers privacy, comfort and security.

The apartment is equipped with first-class appliances and a number of upgrades. High-quality materials have been used, and the apartment is elegantly decorated with high-quality furniture and offers 2 spacious bedrooms, 2 spacious bathrooms (one ensuite), and has stunning views of the sea and pool area from the west-facing terrace, and on the east-facing terrace you can enjoy your morning coffee in the sun.

The west-facing terrace is a true highlight - with a lovely lounge area, a dining area and space for

sunbathing and a barbecue. The terrace is completely private, no one can see you here, but at the same time you have fantastic views of the sea, the pools and the village of La Cala. A short walk away you will find the beach, shops, restaurants and bars. The apartment is located in a newly built residential complex, offering the perfect mix of convenience and tranquility. The low-rise buildings are surrounded by beautifully landscaped communal gardens, complete with two immaculate swimming pools - a heated outdoor pool and a lagoon pool with a hot tub and children's area. Additional facilities include a fully equipped gym, a games room and a secure, gated area with 24-hour CCTV and underground parking.

#### Features

Type: Luxury 2nd floor apartment

Bedrooms: 2

Bathrooms: 2

Orientation: South-west

Area: 121 m<sup>2</sup>

Terrace: 34 m<sup>2</sup>

Garage: 27.63 m<sup>2</sup>

Storage: 11.2 m<sup>2</sup>

#### Interior details

Living room: Spacious and bright with floor-to-ceiling glass doors that open completely onto the terrace. Spacious living and dining room designed for relaxed daily living and entertaining.

Kitchen: Custom-made and practical open-plan kitchen of good quality, fully equipped with premium appliances including fridge/freezer, oven, microwave and dishwasher.

Bedroom 1: Spacious double bedroom with built-in wardrobes and natural light. Opening onto a spacious east-facing terrace where it is perfect to enjoy your morning coffee.

Bathroom: Stylish bathroom with underfloor heating, walk-in shower, washbasin, toilet and storage. In this bathroom you will also find a washing machine and dryer.

Master suite: A large, private zone with walk-in wardrobe, large windows and direct access to the west-facing terrace.

Ensuite bathroom: Elegant design with underfloor heating, double washbasin, large walk-in shower, bathtub, toilet and storage.

Additional amenities: Integrated hot and cold air conditioning, fiber optic internet, security door lock.

Furniture: Sold fully furnished with quality furniture and all appliances like seen on the photos - you can move straight in.

#### Communal facilities:

Security: High level of security, a secure, gated area with 24-hour CCTV.

Facilities: Beautifully landscaped communal gardens, complete with two immaculate pools - a heated outdoor pool and a lagoon pool with a hot tub and children's area. Furthermore, a fully equipped gym and a games room. Accessibility: Lift access from the garage directly to the property.

#### Location advantages

Proximity to amenities: Walking distance to the beach, shops, pharmacy and restaurants. Close to several fantastic golf courses.

Convenient for families: Safe area with wide roads, sidewalks and green areas, perfect for walking dogs and family outings.

Distances: Quiet surroundings with exceptional connectivity:

5 minutes walk to the beach.

20 minutes to Malaga International Airport

30 minutes to Malaga city

20 minutes to Marbella

Walking distance to fine restaurants, amenities and transport

Investment potential

With more than 300 days of sunshine per year, La Cala represents one of the most sought-after lifestyle destinations on the Costa del Sol.

This property offers a unique opportunity - equally suitable for permanent residence as an exclusive holiday home.

A rare combination of design, well-being and location.

Community fees: €270 per month.

IBI: €662 per year

Basura: €78 per year

Built: 2019