

## 2 bedroom Apartment for sale in La Cala de Mijas, Málaga

479,000€



Discover the pinnacle of luxury and convenience in the prime location of La Cala de Mijas.

This elegant ground-floor apartment with 2 bedrooms features expansive sliding doors that seamlessly integrate the living room with the terrace, creating a harmonious indoor-outdoor living experience. The modern design, valued for its comfort and convenience, includes underfloor heating in the bathrooms and air conditioning with both cooling and heating functions throughout.

























The master bedroom boasts a spacious bathroom with a bathtub, a wardrobe, and access to a southwest-facing terrace. The second bedroom also includes a wardrobe and opens onto a terrace. The second bathroom is equipped with a washing machine and dryer.

The apartment features two terraces: one of 40 m<sup>2</sup> and the other of 13 m<sup>2</sup>. The main terrace faces southwest, providing sun all day with shaded areas, while the other terrace faces northeast. From the main terrace, you can directly access the pool, garden, and other facilities of the complex. The apartment enjoys sunlight throughout the day, with covered areas for added comfort. Situated on one of the best ground floors in the urbanization, the location is unbeatable.

Additional conveniences include a storage room, private underground parking with direct lift access to the apartment, and elevators throughout the urbanization for easy access to different levels. The property and the complex are adapted for elderly and disabled individuals.

For investment purposes, this apartment can be rented out short-term all year round due to its proximity to the golf course, city, and beach. The high season rental price is approximately 300 euros per night.

Jardinana is a new development located in La Cala de Mijas, just a 5 to 10-minute walk to the town center and the beach. Built to the highest standards, following the new European Code of Edification (CTE), the development features extensive terraces, large sliding windows, and heated floors in bathrooms. Jardinana is surrounded by landscaped gardens and offers exceptional amenities for year-round entertainment, including a multi-use pool, common areas for

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|---|--|---|
|  2 bedrooms       |  2 bathrooms          |  88m <sup>2</sup> Build size |
|  Swimming Pool    |  immaculate condition |  newly built                 |
|  near transport   |  close to golf        |  fitted kitchen              |
|  air conditioning |  central heating      |  floor heating               |
|  community garden |  garden               |  terrace                     |
|  covered terrace  |  barbecue             |  underground parking         |
|  communal pool    |  24 hour reception    |  24h security system         |
|  electric blinds  |  lift                 |  adsl                        |