



## Middle Floor Apartment for sale in Mijas Costa, Mijas

**365,000 €**

Reference: R5323066 Bedrooms: 2 Bathrooms: 2 Build Size: 104m<sup>2</sup>





## Costa del Sol, Mijas Costa

This inviting first-floor apartment in the sought-after El Porton community in Calahonda offers generous space, modern comfort and a wonderfully relaxed Mediterranean lifestyle. The home features two bedrooms and two bathrooms, including a main bedroom with an en-suite bathroom, built-in wardrobes and direct access to the large covered terrace. The terrace is also accessible from the lounge and enjoys a desirable southwest orientation with views across the gardens and sweeping sea views stretching all the way to Gibraltar and North Africa &mdash; an ideal spot for outdoor dining or unwinding in the sun.

Inside, the layout is bright and practical, with a fully fitted kitchen that was renovated just two and a half years ago. It includes a separate utility room housing the boiler, washing machine and a tumble dryer for added convenience. The spacious lounge easily accommodates a large sofa, dining table and storage units, while air conditioning ensures comfort throughout the year.

El Porton is a secure, gated community with communal off-street parking, two swimming pools (one open all year) and the added convenience of a lift. Its elevated position offers tranquillity while still being just a five-minute drive from local shops and seven minutes from the coast.

Whether you're looking for a permanent residence, a lock-up-and-leave second home or a property with rental potential, this apartment is an excellent option. The community currently allows new tourist licence applications, adding further appeal for investment-minded buyers.

Contact us to arrange a viewing.

- \* Build Size 104 m<sup>2</sup>
- \* Communal Pool
- \* Mains Water
- \* Mains Electric
- \* Telephone Possible
- \* Internet Possible
- \* Furniture Negotiable
- \* Air Conditioning
- \* Disabled Friendly
- \* Private Terrace
- \* Communal parking
- \* 7 minutes drive to the beach
- \* 5 minutes drive to the shops
- \* Communal fees: €142,00 per month
- \* IBI property tax: €386,00 per annum
- \* Refuse fees: €78,00 per annum
- \* Lift



## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Fiber Optic  
Access for people with reduced mobility

### Views

Sea  
Garden  
Pool

### Pool

Communal  
Garden  
Communal

### Orientation

South West

### Setting

Urbanisation

### Furniture

Optional

### Security

Gated Complex  
Alarm System

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Communal