



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

**398,000 €**

Reference: R5225530 Bedrooms: 4 Bathrooms: 4 Build Size: 200m<sup>2</sup>





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## Costa del Sol, Mijas Costa

This is an exceptional investment opportunity in one of the most sought-after areas of Mijas Costa. Located in Calahonda, this spacious ground-floor property offers unique versatility, as it has been smartly divided into two completely independent apartments, allowing you to live in one and rent the other, or rent both for an excellent yearly return.

With a total built area of approximately 170 m<sup>2</sup>, the property is designed to maximise comfort, privacy and profitability. The main apartment, measuring around 90 m<sup>2</sup>, stands out for its brightness and spacious layout. It features two generous bedrooms, two full bathrooms (one of them en-suite), a comfortable living room, separate dining area, a fully equipped kitchen and direct access to a large private ground-floor terrace surrounded by greenery. It is perfect for long stays or permanent living.

The second apartment, approximately 80 m<sup>2</sup>, is equally appealing. It offers a large bedroom, one bathroom, a cosy living area with direct access to its own private terrace, and a practical layout ideal for holiday rentals or as an independent living space for guests or family members. Both units include built-in wardrobes and have independent entrances, while sharing a common main access.

The building is equipped with a lift, and the property comes with private parking. The community features beautifully maintained gardens and a lovely swimming pool, providing the perfect environment to enjoy the Costa del Sol's climate all year round.

Calahonda is a strategic location, surrounded by all essential services, supermarkets, restaurants, sandy beaches, golf courses and with quick access to Marbella, La Cala de Mijas and Málaga Airport. The combination of space, privacy and rental potential makes this property a truly unmatched investment.

In summary, this is the perfect opportunity for anyone looking to maximize returns, enjoy a spacious and versatile property, or combine personal use with rental income in a privileged area of Mijas Costa. A rare find that does not come to market often.



## Features:

### Features

Lift  
Private Terrace  
Fitted Wardrobes

### Views

Garden

### Pool

Communal

### Garden

Private Garden

### Category

Holiday Homes  
Investment  
Resale

### Orientation

South  
South West

### Setting

Urbanisation  
Close To Shops  
Suburban

### Furniture

Fully Furnished

### Parking

Private

### Climate Control

Fireplace

### Condition

Excellent

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water  
Telephone