



## Middle Floor Apartment for sale in Riviera del Sol, Mijas

**220,000 €**

Reference: R5317474 Bedrooms: 1 Bathrooms: 1 Build Size: 56m<sup>2</sup>





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## Costa del Sol, Riviera del Sol

We are proud to present this exclusive real estate gem located in the Oasis Club residential complex in the heart of Riviera del Sol, Mijas. A property designed for those seeking immediate profitability and a relaxing retreat in a privileged location.

### The Space You Are Looking For

More than 55 square meters of functional and harmonious floor space with an entrance hall, master bedroom with built-in wardrobe, full bathroom with bathtub and bidet, separate kitchen; functional and equipped, a living-dining room, and a generous terrace that will delight your guests or visitors, as thanks to its fantastic east-facing orientation and location within the residential complex, they will enjoy pleasant temperatures throughout the day and absolute tranquility, away from street noise and with the pool area strategically located behind it.

### Community Life and Services

The development is an oasis of amenities: enjoy its landscaped communal areas, two large swimming pools, and the exclusive residents' bar. Although the building does not have an elevator, its location on the first floor makes it comfortable and accessible. In addition to all this, the apartment is completely exterior.

Furthermore, the property includes access to an outdoor communal parking lot located on Calle Ópalo, just a few meters away on foot inside the development itself, facilitating daily logistics and adding extra value for vacation rentals.

### Maximum Potential: Tourist License

This apartment already has a valid Tourist License. We are currently awaiting the detailed Profitability Report from the current management agency, which will allow you to see the return on your investment with real data.

According to current JA regulations, it is not necessary to issue a new tourist license. All you need to do is submit a change of ownership notification to the Tourism Registry and provide the requested documentation. At Noray Walkers, we can advise you on this process to ensure the continuity of operation without interruption. If you are looking for an investment that will work for you from day one, contact us and schedule your visit today.

In compliance with the information obligations set forth in Law 10/2025, of December 28, on customer service and transparency, as well as in current industry regulations, it is hereby stated that the price indicated does not include the expenses and taxes inherent to the acquisition, which are broken down below:

- Property Transfer Tax (ITP): The tax rate in force in the Autonomous Community of Andalusia will apply (generally without prejudice to reduced rates depending on the personal circumstances of 7% (€15,400.00), of 3.5%, 1.2%, or 1% applicable the buyer or the characteristics of the property). The tax is levied on the higher of the Cadastral Reference Value or the sale price.----
- Notary fees: Notary fees will be calculated in accordance with the official tariff regulated in Annex I of Royal Decree 1426/1989 of November 17, which approves the Notary tariff.
- Registration fees: Registration in the Property Registry will be invoiced according to the official fee schedule established in Annex I of Royal Decree 1427/1989, of November 17, which approves the Notary fee schedule.
- Management fees (agency): The fees for administrative processing, tax settlement, and registration amount to [approx. €500.00] (VAT included).
- Seller's Agency Fees: included in the retail price.
- Buyer's agency fees: Not applicable to this agency.

For comprehensive information on how the ITP works, tax rates, and allowances in Andalusia, please visit the official website of the Andalusian Regional Government Tax Agency at the following link:



<https://www.juntadeandalucia.es/organismos/economiahaciendayfondoseos/areas/tributos-juego/tributos/paginas/impuestos-cedidostransmisiones.html>



## Features:

### Features

Private Terrace  
Fitted Wardrobes

### Views

Garden

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

East

South

### Setting

Commercial Area  
Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
Entry Phone

### Category

Holiday Homes  
Investment  
Golf

### Climate Control

Air Conditioning

### Condition

Recently Refurbished

### Kitchen

Fully Fitted

### Parking

Open  
Street  
Communal