

PLAYA MARINA · MIJAS COSTA · A TRIPLE L EXCLUSIVE

# 3 Bedroom Apartment by the Beach in Mijas Costa

Brand new, never lived in, and two hundred metres from the sand of Playa Marina.

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BEDROOMS

3

BEACH

200 m

ASKING

€575,000



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WHY WE ARE SHOWING YOU THIS ONE

## Two hundred metres, and you are on the sand.

Playa Marina is a two-minute walk from the gate. Between Fuengirola and La Cala de Mijas, with the A-7 and AP-7 close by and Málaga airport about 25 minutes away.

The apartment itself is brand new and never lived in: three bedrooms and two full bathrooms on a south-facing second floor, sea views, energy rating A, and a parking space and storage room included.

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# 200 *metres*

TO PLAYA MARINA

## From the front door to the sea

A two-minute walk, in the listing's words. The pages that follow are the walk: the home, its rooms, the community — and then the sand.





01 · THE HOME

— BRAND NEW

# Never lived in

Delivered brand new and unfurnished, so the next owner decides every room. An exterior second floor facing south, with unobstructed sea views and natural light through the day.

The living-dining room is open-plan, with the kitchen integrated and fully equipped, and steps out to a covered terrace of 17 m<sup>2</sup>.

ENERGY RATING

**A**

FLOOR

**Second, exterior**

FACING

**South**



# Three bedrooms, two full bathrooms

Three spacious bedrooms with fitted wardrobes and two full bathrooms, one en suite. Double glazing, a lift to the door, and an underground parking space and storage room — both included.



Bedroom



The second bedroom



Bathroom



The kitchen

# Gardens, pools, and a room for dinners

A private, gated community with access control and security: landscaped designer gardens, outdoor communal pools, a fully equipped gym, and a social-gourmet room for private events.





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OUR READING

# New, south-facing, and two minutes from the sea

Brand new and never lived in, two hundred metres from Playa Marina: three bedrooms on a south-facing second floor, sea views, and an A energy rating.

It is delivered unfurnished, with a parking space and a storage room included in the price.

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WHAT THE LISTING DOES NOT SAY

- The community fee, and the IBI (council tax).
- The energy certificate itself — the A rating is in the description, not yet in the listing's data.
- Which way the bedrooms face, and which one is en suite.

WHAT WE WOULD ASK BEFORE YOU VISIT

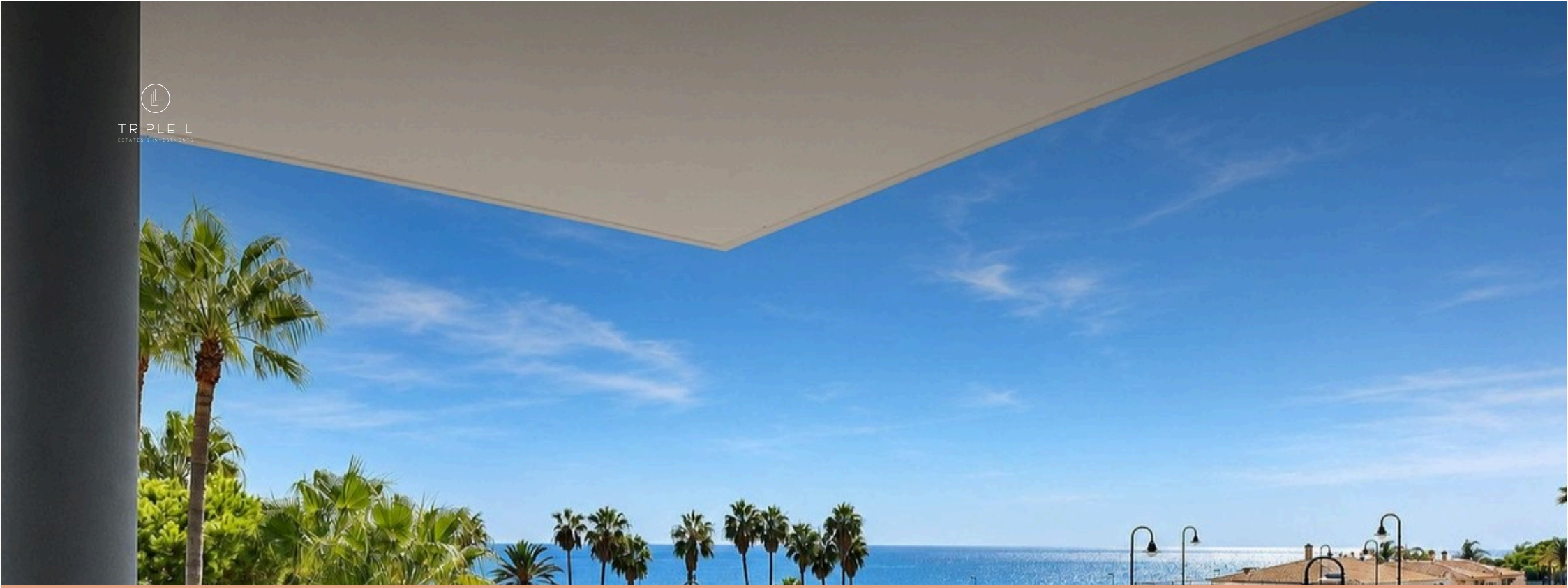
- What the community fee covers this year.
- Where the parking space and storage room are in the building.
- Whether the communal pools are open all year.

BEFORE YOU GO

# Walk it with us — door to sand.

We arrange viewings with the owner directly — in person, or on a video call from the balcony.

|               |                                            |
|---------------|--------------------------------------------|
| Type          | Apartment, second floor, exterior          |
| Condition     | Brand new, unfurnished                     |
| Bedrooms      | 3                                          |
| Bathrooms     | 2 full, one en suite                       |
| Built area    | 103 m²                                     |
| Terrace       | 17 m², covered                             |
| Energy rating | A (description)                            |
| Parking       | Underground space + storage room, included |
| Beach         | Playa Marina, 200 m                        |
| Asking price  | €575,000                                   |



YOUR NEXT STEP

# Walk it with us — door to sand.

Tell us when you would like to see it — in person or on a video call. We arrange it with the owner directly.

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## ABOUT TRIPLE L

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**We have helped buyers on the Costa del Sol since 2001.**

Our advisors visit every development we recommend. We guide you from the first viewing to the handover of the keys, in your own language, and work alongside the independent lawyer of your choice.

**2001**

YEAR FOUNDED

**600+**

FAMILIES HELPED

**9**

LANGUAGES SPOKEN

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