

EL FARO · EL CHAPARRAL · MIJAS COSTA

# 2 Bedroom Beachside Apartment in El Chaparral

A furnished ground-floor home in a front-line beach complex — a 46 m<sup>2</sup> terrace facing the sea, and an infinity pool among palms.

BEDROOMS

2

BUILT

134 m<sup>2</sup>

TERRACE

46 m<sup>2</sup>

ASKING

€645,000



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WHY WE ARE SHOWING YOU THIS ONE

## Palms, an infinity pool, the sea — and underfloor heating for January.

This is the coast most people come for: a gated front-line complex where the day starts at an infinity pool under a line of palms, and the beach is a few steps further on. It is a ground-floor home in a complex built for step-free access.

And it is built for more than August. Underfloor heating runs through every room, with an aerothermal system and hot-and-cold air conditioning; the kitchen is Bosch, and the home comes fully furnished with designer pieces.

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— OUTSIDE YOUR DOOR

# 46 m<sup>2</sup>

## A terrace facing the sea

The room you will use most is outside: 46 m<sup>2</sup> of private terrace facing south-west, with sea views and the sun through the afternoon and into the evening.

Part of it sits under the building's overhang, so there is shade at midday and room for a dining table and a lounge corner at the same time.



THE 46 M<sup>2</sup> TERRACE · SOUTH-WEST

— INSIDE

# Warm wood, soft light, furnished

Two bedrooms and two bathrooms around an open living room with wood floors, and a dining area set behind a timber-slat screen.

The kitchen is fully equipped with Bosch appliances; underfloor heating runs throughout, bathrooms included, with an aerothermal system for efficiency.

- ~ Fully furnished, designer pieces
- ~ Built-in wardrobes in each bedroom
- ~ Bosch kitchen
- ~ Underfloor heating throughout
- ~ Aerothermal system
- ~ Hot and cold air conditioning
- ~ Electric blinds
- ~ Fibre optic and Wi-Fi



LIVING ROOM



DINING, BEHIND THE TIMBER SCREEN



BEDROOM



BATHROOM

— THE COMPLEX

# A beach club behind a gate

A gated community with a concierge and security on duty twenty-four hours a day, set in lush landscaped grounds.

An infinity-style pool runs out towards the horizon, and there is a children's pool too; the gym is fully equipped and looks at the water through a wall of glass; and there is a barbecue area for long evenings.

- ~ Infinity-style pool
- ~ Gym facing the sea
- ~ 24-hour concierge
- ~ Landscaped gardens
- ~ Children's pool
- ~ Barbecue area
- ~ 24-hour security
- ~ Lift and step-free access



THE POOL DECK UNDER THE PALMS, THE SEA BEYOND



THE GYM, FACING THE SEA



THE GARDENS

THREE WAYS TO USE IT

# Holidays, letting, or living



## For holidays

Fully furnished, gated, with a concierge on the door day and night: arrive with a suitcase and leave the same way.



## For letting

Furnished, front line, a pool and a gym. Ask us whether it holds a tourist-rental licence and what comparable homes let for.



## For living

Underfloor heating, an aerothermal system and air conditioning make it a home for January as much as July.

*Palms, an infinity pool, the sea — and underfloor heating for January.*

GETTING ABOUT

# Five minutes to town, fifteen to the airport



5

MIN BY CAR

La Cala de Mijas

5

MIN BY CAR

Fuengirola

15

MIN BY CAR

Málaga Airport

20

MIN BY CAR

Marbella

Restaurants and shops are within walking distance, and the beach a few steps from the complex.

# What we know

|             |                                                                                           |
|-------------|-------------------------------------------------------------------------------------------|
| Type        | Ground-floor apartment, front-line beach complex                                          |
| Bedrooms    | 2, with built-in wardrobes                                                                |
| Bathrooms   | 2, with underfloor heating                                                                |
| Built area  | 134 m²                                                                                    |
| Terrace     | 46 m², private, with a covered area                                                       |
| Orientation | South-west                                                                                |
| Views       | Sea                                                                                       |
| Climate     | Underfloor heating, aerothermal system, hot and cold A/C                                  |
| Kitchen     | Fully equipped, Bosch appliances                                                          |
| Furnished   | Yes — designer furnishings                                                                |
| Parking     | Underground space and a storage room, included                                            |
| Community   | Gated; 24-hour concierge and security; infinity pool, children's pool, gym, barbecue area |

From our listing. Community fees, IBI and the energy certificate are not stated — we will get them for you before you visit.



THE LIVING ROOM



OUR READING

# A beach home that also works in winter

Front line, ground floor, furnished, with a concierge on the door: the holiday case makes itself. What is less common on this stretch of coast is underfloor heating in every room and an aerothermal system — it is what makes the same flat a home in January.

The terrace is 46 m<sup>2</sup> and faces south-west, so it has the afternoon and the evening.

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WHAT THE LISTING DOES NOT SAY

- The community fee is not stated.
- No IBI (council tax) figure and no energy certificate are given.
- Whether the home holds a tourist-rental licence is not stated.
- The furniture inventory is not itemised.

WHAT WE WOULD ASK BEFORE YOU VIEW

- What the community fee covers — the concierge, the pools and the gym — and what it is this year.
- The IBI and the energy certificate; we will have both before your visit.
- Whether a tourist-rental licence is held, if letting is part of the plan.
- Exactly what the furniture inventory includes.

BEFORE YOU GO

# The terrace, the pool, the palms — come and see them.

Ref. TLE-PMHROI. We represent this home directly and arrange viewings with the owner — in person, or on a video call from wherever you are.

|                      |                                  |
|----------------------|----------------------------------|
| Asking price         | €645,000                         |
| Bedrooms · bathrooms | 2 · 2                            |
| Built area           | 134 m²                           |
| Terrace              | 46 m², south-west                |
| Parking              | Underground space + storage room |
| Furnished            | Yes                              |



YOUR NEXT STEP

## Come and see it from the terrace.

Tell us when you would like to visit. We arrange it with the owner directly.

### Triple L Estates & Investments

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## ABOUT TRIPLE L

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**2001**

YEAR FOUNDED

**600+**

FAMILIES HELPED

**9**

LANGUAGES SPOKEN

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