



## MIDDLE FLOOR APARTMENT 3 BEDROOMS 2 BATHROOMS IN LAS LAGUNAS

Las Lagunas

**REF# R5134366 – 268.000€**

3  
Beds

2  
Baths

104 m<sup>2</sup>  
Built

6 m<sup>2</sup>  
Terrace

**SPACIOUS 3-BEDROOM APARTMENT WITH GARAGE IN LAS LAGUNAS – LOS RÍOS AREA, MIJAS**  
We present this spacious apartment in one of the most practical and established areas of Las Lagunas de Mijas, specifically in the sought-after area of Los Ríos. It is a first floor apartment with a lift, offering comfort, spaciousness, and an excellent location, ideal for both a primary residence and an investment. The property has 104 m<sup>2</sup> of floor space and 94 m<sup>2</sup> of usable space, distributed efficiently. It has three spacious bedrooms, all with built-in wardrobes, and two full bathrooms, ensuring comfort for the whole family. The living-dining room is very bright, with enough space to create different areas and direct access to an east-facing terrace, perfect for enjoying the morning sun or as a place to relax. The kitchen is separate, fully equipped, and has an adjoining laundry room, which adds functionality to everyday life. Built in 2003, the building is in good condition, and the property is ready to move into. It faces south and east, ensuring excellent natural light throughout most of the day. It also has air conditioning, increasing comfort all year round. One of the great attractions of this property is that it includes a parking space in the price, an important added value given the growing demand for parking in the area. **ABOUT THE AREA: LAS LAGUNAS – LOS RÍOS** The Las Lagunas area is one of the most sought-after in Mijas due to its excellent combination of urban life and residential tranquility. The Los Ríos area stands out for its strategic location,

with easy access to both Fuengirola and the A-7 motorway, facilitating connections with the rest of the Costa del Sol. Here you will find all the services you need within walking distance: schools, health centers, supermarkets, sports facilities, green areas, playgrounds, and a wide variety of local shops. It is also very close to large stores such as Carrefour and El Corte Inglés, as well as the Miramar shopping center. The beach is just a few minutes away by car. This is a modern, safe, and well-connected neighborhood that has undergone significant development in recent years, becoming a preferred option for families, professionals, and people seeking quality of life without sacrificing proximity to all amenities. SUMMARY OF FEATURES Built area: 104 m<sup>2</sup> Usable area: 94 m<sup>2</sup> 3 bedrooms with built-in wardrobes 2 full bathrooms East-facing terrace Separate kitchen with utility room Air conditioning First floor with elevator Garage space included South and east facing Year of construction: 2003 Community fees: €50/month This property represents an excellent opportunity for those looking for spaciousness, good layout, and a privileged location. Whether as a family home or as an investment, it stands out for its functionality, brightness, and the quality of its surroundings. Sale price: €268,000 negotiable For more information or to arrange a viewing, please do not hesitate to contact us.



