



## TOWNHOUSE 3 BEDROOMS 2 BATHROOMS IN CALAHONDA

Calahonda

**REF# R5051536 – 437.000€**

|      |       |                    |                   |                   |
|------|-------|--------------------|-------------------|-------------------|
| 3    | 2     | 213 m <sup>2</sup> | 33 m <sup>2</sup> | 16 m <sup>2</sup> |
| Beds | Baths | Built              | Plot              | Terrace           |

We present this exclusive semi-detached single-family home, located in one of the quietest and most sought-after areas of Mijas, specifically in Calahonda, a privileged residential area that combines nature, privacy, and proximity to services. The property is spread over four floors, connected by an internal staircase, offering optimal spatial organization and a design oriented towards comfort: - The basement (64.87 m<sup>2</sup> usable) is used for private parking, a storage room, and a toilet, accessible directly from inside the home. - On the ground floor (50.37 m<sup>2</sup>) we find the main entrance, a hall, a guest toilet, a separate kitchen, a laundry room, and a spacious living-dining room with access to the porch and private garden, ideal for creating an outdoor space. - The upper floor (53.38 m<sup>2</sup>) consists of three bedrooms, one with a dressing room, and two full bathrooms, offering a comfortable relaxation area. - On the turret floor (12 m<sup>2</sup>) is the staircase leading to the rooftop terrace, providing additional space that can be adapted to different uses. The home has a total usable area of 180.62 m<sup>2</sup> and a constructed area of 213.47 m<sup>2</sup>. It has a private 22 m<sup>2</sup> outdoor garden, located at the rear of the plot. The home's land area is 89.49 m<sup>2</sup>, and including the garden and private access area, it reaches a total of 115.50 m<sup>2</sup> of exclusive-use land. This home represents an excellent opportunity for those seeking a spacious, modern, and well-located home in an established residential area on the Costa del Sol. Townhouse, Calahonda, Costa del Sol. 3 Bedrooms, 2

Bathrooms, Built 213 m<sup>2</sup>. Setting : Urbanisation. Orientation : South. Condition : Good. Pool : Communal. Views : Garden, Urban, Street. Features : WiFi, Basement. Furniture : Not Furnished. Kitchen : Not Fitted. Garden : Private. Security : Gated Complex. Parking : Underground, Garage. Utilities : Electricity, Drinkable Water, Telephone. Category : Bargain, Cheap, Distressed, Golf, Holiday Homes, Investment, Luxury, Repossession, Resale.

