



## Townhouse in La Cala

|                 |          |                  |          |                |              |                   |            |
|-----------------|----------|------------------|----------|----------------|--------------|-------------------|------------|
| Bedrooms        | <b>4</b> | Bathrooms        | <b>3</b> | Built          | <b>182m2</b> | Plot              | <b>0m2</b> |
| <b>R5226016</b> |          | <b>Townhouse</b> |          | <b>La Cala</b> |              | <b>1.199.000€</b> |            |

Discover this exceptional townhouse in the prestigious La Valvega development in Mijas Costa, steps from tennis courts. This modern 2019 residence seamlessly blends thoughtful architecture with luxurious Mediterranean living. Spacious layout across four levels (total usable space is 239m<sup>2</sup>): The home offers four bedrooms functionally distributed across two floors. The basement of 35.63 m<sup>2</sup> houses a practical storage room and additional space with direct garage access, where two private parking spaces await. The ground floor of 72.89m<sup>2</sup> captivates with its spectacular open-plan living area and kitchen, guest bedroom, and elegant WC, opening onto a 23.05m<sup>2</sup> terrace overlooking gardens. The first floor of 66.45m<sup>2</sup> includes the master bedroom with en-suite bathroom, two additional bedrooms, a second bathroom, and a 14.97m<sup>2</sup> terrace with pool views. The crown jewel is the rooftop terrace featuring an exclusive pool and 58.78m<sup>2</sup> sun terrace with panoramic mountain and sea views. La Valvega living: The complex captivates with magnificent pools and beautiful gardens filled with palms, Bougainvillea, and jasmine. International schools are within a 5-minute drive, the beach is a pleasant 10-minute walk, and five golf courses are nearby. The gated community with 24/7 security ensures peace of mind. Community Fees: €500 per month, including pool and garden maintenance. IBI Fees: €1.256 per year.

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