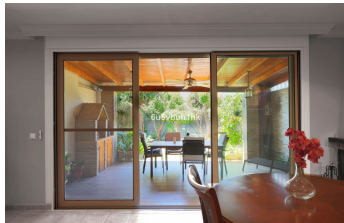


# ALL IN

real estates



## Townhouse in Sierrezuela

Bedrooms	<b>3</b>	Bathrooms	<b>3</b>	Built	<b>256m2</b>	Plot	<b>0m2</b>
<b>R5382436</b>		<b>Townhouse</b>		<b>Sierrezuela</b>		<b>440.000€</b>	

This beautiful three-storey townhouse with west orientation, located in the exclusive area of La Sierrezuela (Mijas), is perfect for those seeking to enjoy the afternoon sun and tranquility in a well-maintained residential setting. An ideal home for families with children or anyone looking for a comfortable, high-quality lifestyle, just steps away from shops, essential services, and family leisure areas. Upon entering through the reinforced main door, a spacious hall welcomes you, connecting to the staircase that leads both to the basement and the upper floor. On this level, there is also a guest toilet. To the right, you'll find the independent kitchen, fully furnished and equipped with high-quality appliances. From the entrance hall, a glass door opens to the living-dining room, which features a fireplace and air conditioning. The living room stands out for its large triple sliding glass door with electric shutters, leading out to a covered porch with a wooden pergola of approximately 20 m<sup>2</sup>. This space is perfect for outdoor gatherings, complete with a dining area, built-in barbecue, and an attractive natural stone feature wall. A small step down from the porch leads to the private garden of around 30 m<sup>2</sup>, with natural grass and fruit trees (including orange and avocado). From this garden, there is direct access to the communal gardens and the main swimming pool. On the first floor, there are three bedrooms. The master bedroom includes a walk-in wardrobe and an en-suite bathroom, while the other two bedrooms, both with built-in wardrobes, share a second full bathroom with a bathtub. Hot water is provided by solar

panels with storage tanks. The basement offers a storage space under the stairs, a laundry area with washing machine and dryer included, and a private garage with automatic door and remote control. Additionally, there is an independent room, currently used as a music studio, which would also be ideal as a home office, playroom, or studio. The property belongs to a quiet and secure gated community with surveillance cameras, made up of both townhouses and semi-detached homes. Residents enjoy access to three large communal swimming pools, expansive green areas, and beautifully landscaped gardens. Ideally located just a few steps from cafés, restaurants, playgrounds, pharmacies, bakeries, and schools, this property offers an excellent opportunity to enjoy a relaxed, family-friendly lifestyle with all the conveniences close at hand.

Barbeque  
Covered Terrace  
Fiber Optic  
Near Transport  
Utility Room

Barbeque  
Double Glazing  
Fitted Wardrobes  
Private Terrace

Basement  
Ensuite Bathroom  
Games Room  
Storage Room