



## Townhouse in Calahonda

Bedrooms	<b>4</b>	Bathrooms	<b>4</b>	Built	<b>262m2</b>	Plot	<b>20m2</b>
<b>R5333215</b>		<b>Townhouse</b>		<b>Calahonda</b>		<b>699.000€</b>	

Spacious terraced house with private garden, garage and terrace located in Calahonda (Mijas Costa), just a 10-minute walk from the beach and practically next to Los Olivos Shopping Center, with all services within walking distance. The property has 259 m<sup>2</sup> built according to the Cadastre and was built in 2012. It is part of a private residential complex with a communal swimming pool and large landscaped gardens, in a quiet area well connected between Marbella and Fuengirola. The house is currently being renovated, including a brand-new fully equipped kitchen and renovated bathrooms, offering a modern and functional style ready to move into. Distribution Main floor Bright living-dining room with direct access to the outside. Access to a covered terrace of approximately 15 m<sup>2</sup>. Private garden of about 20 m<sup>2</sup>, ideal for enjoying the outdoors. New fully equipped kitchen. Laundry area. Guest toilet. First floor This floor has 3 bedrooms. Master bedroom with en-suite bathroom and dressing/wardrobe area. Two additional bedrooms. Second shared bathroom. Top floor Total space of approximately 20 m<sup>2</sup> consisting of: 12 m<sup>2</sup> room that can be used as an additional bedroom, office or study. 8 m<sup>2</sup> solarium terrace with sea views. Basement Private garage with space for 2 cars and direct access to the house. Additional room of 33 m<sup>2</sup> with en-suite bathroom, high ceilings and a small window providing ventilation and natural light. This space can be used as a gym, games room, office or even an extra bedroom. Urbanization The property belongs to a residential community with a communal swimming pool and landscaped gardens. The

complex also has an elevator connecting the low Legal notice: In accordance with Decree 218/2005 of 11 October, approving the regulation on consumer information in the sale and rental of homes in Andalusia, clients are informed that notary fees, land registry fees, transfer tax (I.T.P.), financial costs, and other expenses related to the purchase are not included in the price. The information provided in this listing is for guidance only, is non-binding, and has no contractual value.

Basement  
Double Glazing  
Lift  
Private Terrace

Basement  
Ensuite Bathroom  
Marble Flooring  
Storage Room

Covered Terrace  
Fitted Wardrobes  
Near Transport  
Utility Room