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Townhouse in Calahonda

Bedrooms	**4**	Bathrooms	**4**	Built	**259m2**	Plot	**20m2**

R5333194	**Townhouse**	**Calahonda**	**630.000€**

Renovated townhouse in Calahonda, close to the beach. Spacious townhouse with private garden, garage and terrace, located in Calahonda (Mijas Costa), only a 10-minute walk from the beach and practically next to Los Olivos Shopping Centre, with all services within walking distance. The property has 262 m² built and is part of a private residential complex with a communal swimming pool and large landscaped gardens, in a quiet location well connected between Marbella and Fuengirola. The house requires renovation, which makes it an excellent opportunity to customize the property to your taste or as an investment project. Property layout Main floor Spacious living-dining room with direct access to the exterior. Access to a covered terrace of approximately 15 m². Private garden of about 20 m², ideal for enjoying outdoor living. Independent kitchen. Laundry area. Guest toilet. First floor This floor has 3 bedrooms. Master bedroom with en-suite bathroom and wardrobe / dressing area. Two additional bedrooms. Second shared full bathroom. Upper floor Total space of approximately 20 m² consisting of: A 12 m² room that can be used as an additional bedroom, office or study. An 8 m² solarium with sea views. Basement Private garage with space for 2 cars and direct access to the house. Additional room of 33 m² with en-suite bathroom, high ceiling and a small window providing ventilation and natural light. This space can be used as a gym, games room, office or even an additional bedroom. Urbanization The property belongs to a residential community with communal swimming pool and large gardens, perfect for enjoying

the Costa del Sol climate. The complex also has a lift connecting the lower level with the level of the houses, providing easy access. Location Los Olivos Shopping Centre is practically next to the house, just across the street, where you will find supermarkets, pharmacy, restaurants, cafés and various shops. The beach is approximately a 10-minute walk away. The property also has quick access to the A-7 motorway, allowing easy travel to Marbella, Fuengirola and Málaga. An excellent opportunity for those looking for a spacious property to renovate and customize, a second home near the sea or an investment in one of the most sought-after areas of the Costa del Sol. 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	Basement	Covered Terrace
Double Glazing	Ensuite Bathroom	Fitted Wardrobes
Lift	Marble Flooring	Near Transport
Private Terrace	Storage Room	Utility Room