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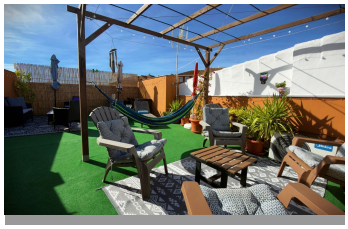




# Townhouse in Mollina

| Bedrooms | 2 | Bathrooms | 2 | Built | 78m2 | Plot | 0m2 |
|---|---|---|---|---|---|---|---|
| **R5553565** | | **Townhouse** | | **Mollina** | | **125.000€** | |

Two-Bedroom Townhouse with a 40 m² Roof Terrace in Mollina | 125,000 € 2 bedrooms · 2 bathrooms · Approx. 118 m² including the roof terrace · 75 m² plot · Three terraces · Hot tub · Double glazing and air conditioning This two-bedroom townhouse in Mollina has three lovely spots to sit outdoors. Inside, there's a separate lounge and a fitted kitchen with room for a dining table. Glazed doors lead straight from the kitchen onto the approximately 20 m² entrance terrace, a courtyard lined with traditional patterned tiles and an inviting spot for breakfast or an evening meal. The main bedroom features walk-through wardrobes and a dedicated dressing area. Patio doors open onto the approximately 12 m² middle terrace, which has a hot tub as well as space for seating and storage. An external staircase leads from here up to the rooftop. Survey and Improvements A property survey was completed approximately two years ago. The owners took its recommendations on board and made improvements, including installing new double glazing and air conditioning. A new Junkers (Bosch) gas water heater was installed in January 2025. A Rooftop Terrace Made for Outdoor Living The roof space has been adapted to create an approximately 40 m² terrace with a timber pergola and room for a lounge area, sunbeds and potted plants. There's space to have friends over while still keeping a corner for a hammock or a quiet afternoon in the sun. Mollina and the Surrounding Area Mollina offers village life in inland Málaga, with local shops, cafés and bars for day-to-day needs. Nearby Antequera has a wider choice of shops, restaurants

and services. Approximate driving times from Mollina - Antequera — 15–20 minutes - Málaga–Costa del Sol Airport — around 50 minutes The two bedrooms and two bathrooms make the layout practical for year-round living or for having guests to stay. As a holiday base, the three terraces give you plenty of room outdoors without a lawn to maintain. Royal Decree 218/2005 – Andalucía The Abbreviated Information Document (Documento Informativo Abreviado) ?may ?be ?requested ?from ?the agency. Purchase ?taxes ?and notary and Land Registry ?fees are ?additional to ?the ?advertised price. This post may ?contain ?errors ?and ?is ?not ?legally ?binding.

| | | |
|---|---|---|
| Barbeque | Barbeque | Double Glazing |
| Ensuite Bathroom | Jacuzzi | Private Terrace |
| WiFi | | |