

sypialnie

3

CALAHONDA

■azienki

2

zbudowany m<sup>2</sup>

213

## DOM SZEREGOWY W CALAHONDA

We present this exclusive semi-detached house, located in one of the most peaceful and sought-after areas of Mijas, specifically in Calahonda, a privileged residential setting that combines nature, privacy, and proximity to amenities. The house is spread over several levels. It has a basement level, with direct access from the house, used for parking, storage, and a toilet. The ground floor comprises the main entrance, foyer, toilet, kitchen, laundry room, living-dining room, porch, and garden. The upper floor includes a landing, three bedrooms, a dressing room, and two bathrooms. Finally, there is a tower level, which houses the access staircase and a rooftop terrace for utilities. The total usable area of ■■■the house is 180.62 m<sup>2</sup>, distributed as follows: 64.87 m<sup>2</sup> in the basement, 50.37 m<sup>2</sup> on the ground floor, 53.38 m<sup>2</sup> on the upper floor, and 12.00 m<sup>2</sup> in the tower level. The total built area is 213.47 m<sup>2</sup>. The exterior garden, located at the rear of the property, measures 22.00 m<sup>2</sup>. The building footprint is 89.49 m<sup>2</sup>, increasing to 115.50 m<sup>2</sup> when the private garden and exclusive access area are included. This property represents an excellent opportunity to acquire a modern, bright home with generous spaces in a well-established residential area with great potential on the Costa del Sol. Townhouse, Calahonda, Costa del Sol. 3 Bedrooms, 2 Bathrooms, Built 213 m<sup>2</sup>. Setting : Town, Commercial Area, Beachside, Close To Golf, Close To Shops, Close To Sea, Close To Town, Close To Schools, Urbanisation. Orientation : South. Condition : Good. Pool : Communal. Climate Control : Pre Installed A/C. Views : Panoramic, Garden. Features : Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Storage Room, Double Glazing, Basement. Garden : Communal. Security : Gated Complex, Entry Phone. Parking : Garage. Utilities : Electricity, Drinkable Water, Telephone. Category : Bargain, Distressed, Golf, Holiday Homes, Investment, Luxury, Repossession, Resale.

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