

## Townhouse for sale in Calahonda, Costa del Sol

4 Bedrooms | 3 Bathrooms | 258 m<sup>2</sup> Interior |



### Property Description

Semi-detached house on the second line of the beach in one of the most sought-after areas of Calahonda, within the municipality of Mijas.

Located in the heart of this well-known tourist area on the Costa del Sol, the property is just a few steps from the sea, allowing you to enjoy the beach without giving up peace and quiet. Its excellent location offers easy access to supermarkets, shops, restaurants, cafés, and all essential daily services. It also benefits from nearby public transport connections providing convenient access to Marbella, Fuengirola, and Málaga Airport.

The house has been renovated, offering a modern and functional style. It features an open-plan kitchen connected to the living room, creating a bright and spacious area, perfect for everyday living or entertaining guests in a comfortable and contemporary setting.

Additionally, there is a ground-floor bedroom with an en-suite bathroom, ideal for added convenience, guests, or as an accessible option without the need to use stairs.

On the upper floor, the property boasts a fantastic private solarium with a barbecue area — the perfect space to enjoy the privileged Costa del Sol climate all year round, host gatherings with family and friends, or simply relax outdoors in complete privacy.

As a semi-detached property, it combines space and privacy, making it an ideal choice as a permanent residence, holiday home, or investment with high rental potential. A unique opportunity to live or invest in one of the most desirable areas of the Costa del Sol, where beach, services, and leisure come together in a privileged setting. Here is the professional English translation:

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The indicated price does not include taxes or purchase costs. A 7% Property Transfer Tax (ITP) will apply, in addition to Notary fees (approx. 0.3%-0.5%) and Land Registry fees (approx. 0.1%-0.3%) calculated on the purchase price.

The amounts indicated are for information purposes only and may vary depending on the specific case. For this property, with a purchase price of €587,000, the approximate costs would be as follows:

**\*\*Property Transfer Tax (7%)\*\***

€587,000 × 7% = **\*\*€41,090\*\***

**\*\*Notary Fees (0.3%-0.5%)\*\***

Minimum: €587,000 × 0.3% = **\*\*€1,761\*\***

Maximum: €587,000 × 0.5% = **\*\*€2,935\*\***

**\*\*Land Registry Fees (0.1%-0.3%)\*\***

Minimum: €587,000 × 0.1% = **\*\*€587\*\***

Maximum: €587,000 × 0.3% = **\*\*€1,761\*\***

The sale of this property does not involve any real estate agency fees for the buyer.

The property is sold partially furnished.

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If you'd like, I can also adapt it to a more legal-style wording for solicitors or international buyers.