

## Townhouse for sale in Mijas Costa, Costa del Sol

4 Bedrooms | 4 Bathrooms | 176 m<sup>2</sup> Interior | Garden Yes | Pool Yes  
€ 650 IBI | € 2,400 Community fees



### Property Description

Spacious 3-bedroom, 3-bathroom townhouse, plus independent guest apartment in Calahonda. Located in the Sitio de Calahonda urbanization, a beautiful residential area with extensive green zones and private security.

This spacious property is south-west facing and offers plenty of sunlight from all terraces, practically all day long. The communal areas are set within a beautiful green zone with many trees and lovely sea views.

The house consists of three levels: on the middle or main floor, there is one bedroom, a bathroom with shower, kitchen, a large living-dining room with fireplace, and a terrace directly accessible from the living room, which also provides access to the lower level and the communal gardens and swimming pool. The upper level features 2 bedrooms, each with its own en-suite bathroom, and both have access to a terrace. The master suite on this upper level has its own terrace, very

spacious, private and sunny, with incredible panoramic sea views, ideal for sunbathing comfortably on a sun lounger.

From the middle or main floor, going down a staircase, you reach the basement which has been converted into a guest apartment, completely independent from the rest of the house as it has access from the gardens. This apartment consists of an open-plan kitchen, living-dining area, a full family bathroom and two bedrooms. Perfect for rental income or for accommodating guests and family.

The community features wonderful communal gardens and a swimming pool, set in an impressive green environment.

The house is located 550 meters from a mini-market and a supermarket, and from the restaurants on Avenida de España, 1.2 kilometers walking distance to shopping centers and other local amenities, and 2 km walking distance to the beach.

Ideal for a large family and for residential use due to the tranquility the area offers.

"Final Price: 475,000 €. In compliance with current regulations, we hereby inform you that this price includes estate agency fees. Notary fees, Land Registry fees and taxes (ITP or VAT) are not included, as these are variable amounts that depend on the buyer's personal circumstances."