



## Townhouse for sale in Calahonda, Mijas

437.600 €

Reference: R5051197 Bedrooms: 3 Bathrooms: 2 Build Size: 213m<sup>2</sup>





## Costa del Sol, Calahonda

**SQUATTED PROPERTY. OPPORTUNITY FOR INVESTORS.** The price of the property has been set considering that the property is being acquired by the buyer in an occupied state. Therefore, this price would not apply if the property is unoccupied at the time of formalization of the public deed. The photographs may not correspond to the current condition of the property. Interior viewing is not possible. We present this exclusive semi-detached single-family home, located in one of the quietest and most sought-after areas of Mijas, specifically in Calahonda, a privileged residential area that combines nature, privacy, and proximity to services. The home is spread over four floors connected by an internal staircase, with a design conceived to offer spaciousness, functionality, and comfort: - The basement (64.87 m<sup>2</sup> usable) houses private parking, a storage room, and a toilet, providing a comfortable and well-utilized auxiliary space. - The ground floor (50.37 m<sup>2</sup>) houses the main entrance, a hall, a guest toilet, a separate kitchen, a laundry room, and a spacious living-dining room with direct access to the porch and private garden, ideal for enjoying the Costa del Sol's beautiful climate. - The upper floor (53.38 m<sup>2</sup>) houses three bedrooms, one with a dressing room, as well as two full bathrooms that create a comfortable relaxation area. - Finally, the turret floor (12 m<sup>2</sup>) provides access to the rooftop facilities, adding a versatile technical space that can be adapted to different uses. The home has a total usable area of 180.62 m<sup>2</sup> and a constructed area of 213.47 m<sup>2</sup>. At the rear, there is a 22 m<sup>2</sup> private garden, perfect for creating a green area or relaxation area. The building's land area is 89.49 m<sup>2</sup>, which, together with the garden and private access area, amounts to a total of 115.50 m<sup>2</sup> of exclusive-use land. This property represents an excellent opportunity to acquire a modern, bright home with generous spaces in an established residential area with great potential on the Costa del Sol.

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## Features:

### Özellikler

Depo

### Ayar

Ticari alan  
Sahil kenarında  
Golf'e yakın  
Kentleşme  
Denize yakın  
Dükkanlara Yakın  
Şehre yakın  
Okullara yakın  
Şehir

### Bahçe

Ortak

### Kamu hizmetleri

Elektrik  
İçilebilir su  
Telefon

### Oryantasyon

Güney

### Durum

İyi

### Güvenlik

Kapılı kompleks  
Giriş telefonu

### Kategori

Tatil Evleri  
Yatırım  
Pazarlık  
Ucuz  
Sıkıntılı  
Golf  
Lüks  
Tekrarlama

### Görüşler

Panoramik  
Bahçe  
Havuz  
Ortak

### Otopark

Garaj