



R5051197

📍 Calahonda

REF# R5051197 437.000 €

BEDS

3

BATHS

2

BUILT

213 m<sup>2</sup>

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.

#### 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.

Photographs may not correspond to the current condition of the property.

Interior viewing is not possible.

For sale is a semi-detached house marked with number twelve, located in a residential complex under construction in the municipality of Mijas, Calahonda district.

The house is spread over several floors. The basement, which is accessed from inside the house, houses the parking space, a storage room, and a toilet. The ground floor houses the entrance hall, a toilet, a kitchen, a laundry room, a living-dining room, a porch, and an outdoor garden. The upper floor houses a hallway, three bedrooms, a dressing room, and two bathrooms. The turret floor provides access to a roof terrace with facilities.

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 m<sup>2</sup> in the turret. The constructed area amounts to 213.47 m<sup>2</sup>.

The outdoor garden at the rear of the home measures 22 m<sup>2</sup>. The home's overall plot area is 89.49 m<sup>2</sup>, and including the garden and private access area, it totals 115.50 m<sup>2</sup>.

This is an ideal home to enjoy the tranquility of the area and its natural surroundings, perfect both as a permanent residence and as an investment.

Townhouse, Calahonda, Costa del Sol.  
3 Bedrooms, 4 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.

+34 951 123 083 | +44 (0)330 179 8687 | [info@idiliqestates.com](mailto:info@idiliqestates.com) Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andlucia



# IDILIQ

## ESTATES

Views : Panoramic, Garden.

Features : Storage Room.

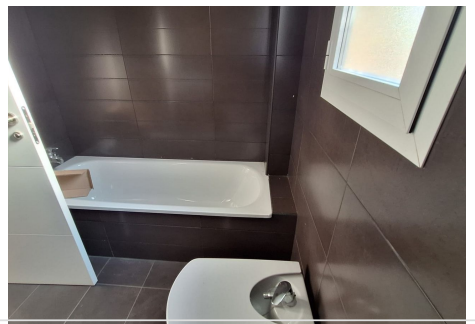
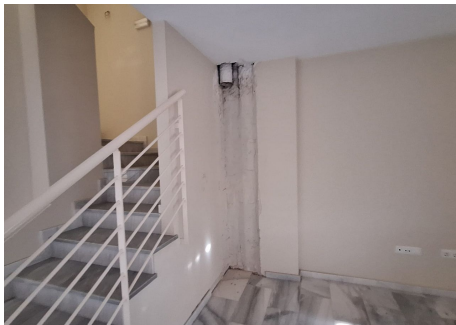
Garden : Communal.

Security : Gated Complex, Entry Phone.

Parking : Garage.

Utilities : Electricity, Drinkable Water, Telephone.

Category : Bargain, Cheap, Distressed, Golf, Holiday Homes, Investment, Luxury, Repossession.



# IDILIQ

ESTATES

