



R5417914

📍 Mijas

REF# R5417914 415.000 €

BEDS

2

BATHS

2

BUILT

150 m<sup>2</sup>

TERRACE

69 m<sup>2</sup>

Attractive corner townhouse in Residencial El Hipódromo, one of the most established gated communities in Mijas, featuring 24h security, communal swimming pool, paddle tennis courts and extensive landscaped gardens. Its corner position offers everything buyers value most in a townhouse: enhanced natural light, cross-ventilation and added privacy, with fewer adjoining neighbours than any mid-terrace property. The travertine stone façade gives the property a distinctive, elegant presence within the development. LAYOUT — 3 FLOORS Ground floor:

Covered entrance porch

Entrance hall with built-in wardrobe and refurbished guest toilet

Private enclosed garage with direct access into the home

Independent fully-fitted kitchen (oven, ceramic hob, extractor hood, fridge, washing machine), with direct access to the patio

Spacious living-dining room with log-burning fireplace and double access to the patio

Private patio featuring a jacuzzi, artificial lawn area and outdoor dining space

## First floor:

Master bedroom with built-in wardrobes, exterior-facing

Second bedroom (currently used as a home office/sitting room), exterior-facing

Full family bathroom with bathtub

Large refurbished

25 m<sup>2</sup> rooftop terrace/solarium with contemporary porcelain flooring — perfect for a chill-out area, summer dining or sunbathing

Basement level:

Open-plan

21 m<sup>2</sup> space, ideal as a storage room, wine cellar, gym, games room or guest bedroom

## KEY FEATURES

Corner property

Private enclosed garage

Private patio with jacuzzi

Generous refurbished rooftop solarium

Log-burning fireplace

Fully-fitted kitchen

Wood-effect porcelain flooring on the upper floor

Travertine stone façade

Refurbished guest toilet

## RESIDENCIAL EL HIPÓDROMO — COMMUNITY FEATURES

24h security

Communal swimming pool

Paddle tennis courts

Extensive landscaped gardens and green areas

Excellent access to the A-7 motorway

## PRIME LOCATION

Just minutes from La Cala de Mijas, Fuengirola, Hipódromo Costa del Sol racecourse, championship golf courses, international schools, supermarkets and beaches. Direct connection to Marbella and Málaga city via the A-7. Property in excellent move-in condition.

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