

## Townhouse for sale in Calahonda, Costa del Sol

3 Bedrooms | 2 Bathrooms | 213 m<sup>2</sup> Interior | **Garage** Yes | **Garden** Yes | **Pool** Yes |



### Property Description

We present this exclusive semi-detached house, located in one of the most peaceful and sought-after areas of Mijas, specifically in Calahonda, a privileged residential setting that combines nature, privacy, and proximity to amenities.

The house is spread over several levels. It has a basement level, with direct access from the house, used for parking, storage, and a toilet. The ground floor comprises the main entrance, foyer, toilet, kitchen, laundry room, living-dining room, porch, and garden. The upper floor includes a landing, three bedrooms, a dressing room, and two bathrooms. Finally, there is a tower level, which houses the access staircase and a rooftop terrace for utilities.

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 12.00 m<sup>2</sup> in the tower level. The total built area is 213.47 m<sup>2</sup>.

The exterior garden, located at the rear of the property, measures 22.00 m<sup>2</sup>. The building footprint is 89.49 m<sup>2</sup>, increasing to 115.50 m<sup>2</sup> when the private garden and exclusive access area are included.

This property represents an excellent opportunity to acquire a modern, bright home with generous spaces in a well-established residential area with great potential on the Costa del Sol.

Townhouse, Calahonda, Costa del Sol

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.  
3 Bedrooms, 2 Bathrooms, Local 2 (25602) Marbella - Spain Tel. +34 952 765 428 - Email. info@marbellaliving.com

Setting : Town, Commercial Area, Beachside, Close To Golf, Close To Shops, Close To Sea, Close To Town, Close To Schools, Urbanisation.

## MARBELLA LIVING

Condition : Good  
Estate Agents

Pool : Communal.

Climate Control : Pre Installed A/C.

Views : Panoramic, Garden.

Features : Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Storage Room, Double Glazing, Basement.

Garden : Communal.

Security : Gated Complex, Entry Phone.

Parking : Garage.

Utilities : Electricity, Drinkable Water, Telephone.

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

€ 502,550

Ref: 05-MIJ-00199129

## Townhouse for sale in Calahonda, Costa del Sol

