



**Property type :** Townhouse

**Location :** La Cala de Mijas

**Bedrooms :** 4

**Bathrooms :** 3

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** South

**Views :** Sea views

**Parking :** 1 underground parking

**House area :** 180 m<sup>2</sup>

- ✓ Close to golf
- ✓ Handicap access
- ✓ Storage room
- ✓ Basement
- ✓ Solarium

- ✓ Close to sea
- ✓ Fitted wardrobes
- ✓ Alarm system
- ✓ Utility room
- ✓ White goods

- ✓ WiFi
- ✓ Domotics
- ✓ Central heating
- ✓ Terrace
- ✓ Airconditioning



## Luxury Townhouse in the Heart of La Cala de Mijas

Discover this exclusive three-story luxury townhouse, newly painted, decorated, and furnished, located in a prestigious development in the heart of La Cala de Mijas, designed to offer maximum comfort and style.

### Key Features:

- Double Parking Space: Upon entering, we find the basement with a laundry area equipped with a washer and dryer, a storage space, and a multifunctional room.
  - First Floor: The main entrance leads to a double bedroom, a full bathroom, an open kitchen, and a spacious living-dining area. From here, you access a bright terrace with a dining area and chillout zone, ideal for relaxing and enjoying.
  - Second Floor: Three well-distributed bedrooms and two full bathrooms, one of them en suite.
  - Spacious Solarium: Climbing the stairs, we reach a solarium with stunning panoramic and sea views, featuring a private pool and space for an outdoor kitchen. Perfect for enjoying the Mediterranean climate.
- Common Areas:
- Mature Gardens: Beautiful and well-maintained.
  - Three Community Pools: Ideal spaces for swimming and socializing, one of them perfect for children.
  - Changing Rooms and Showers: Additional amenities for residents.
  - 24-Hour Concierge and Video Surveillance: Security and attention assured.

### Unbeatable Location:

Surrounded by supermarkets, schools, restaurants, and cafes. Two minutes from the old town and a seven-minute walk to the beach, with easy access to the highway.

### Specifications:

- Underfloor heating (except in the basement) with hot/cold air conditioning using economical Daikin Altherma technology.
- Modern and contemporary design, spacious, bright, and open plan.
- Highest quality finishes and specifications: luxury kitchens equipped with Siemens appliances.
- Superior quality off-white marble flooring extending to the terrace area.
- Premium bathrooms with Villeroy and Boch fittings and Grohe taps.
- Pre-installation for Domotics central home intelligence system.
- High-quality windows and doors.

### Expenses:

IBI: €1256.44/year

Community: €1189/quarter

This extraordinary enclave offers a spacious, luxurious, and functional home, perfect for those seeking an exclusive residence in a prime location. Don't miss the opportunity to live in this paradise!

