



**Property type :** Townhouse

**Location :** Gibralfaro

**Bedrooms :** 5

**Bathrooms :** 4

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** Southeast

**Views :** Sea views

**Parking :** Closed Garage

**House area :** 350 m<sup>2</sup>

**Plot area :** 200 m<sup>2</sup>

- ✓ Close to sea
- ✓ Tennis court
- ✓ Fitted wardrobes
- ✓ Solar energy
- ✓ Terrace
- ✓ Furnished
- ✓ WiFi
- ✓ Gymnasium
- ✓ Fireplace
- ✓ Sauna
- ✓ Solarium
- ✓ Airconditioning
- ✓ Heated pool
- ✓ Guest house
- ✓ Alarm system
- ✓ Utility room
- ✓ White goods
- ✓ Barbecue



Charming Corner Townhouse with Private Garden and Pool in Mirador de Gibralfaro . Excellent for clients seeking a GOLDEN VISA.

Welcome to your dream home in the prestigious Mirador de Gibralfaro Urbanization! This stunning corner townhouse offers a perfect blend of luxury, comfort, and convenience, making it an ideal choice for families, investors, and lovers of Malaga. Located just 5 minutes by car and a leisurely 20-minute walk from the vibrant Plaza de la Merced and the beautiful beaches, this property is a true gem.

**\*\*Property Highlights:\*\***

- **\*\*Spacious Living:\*\*** This beautifully designed townhouse spans four floors, providing ample space for family living. The ground floor features a generous garage with plenty of room for your vehicles and storage.
- **\*\*Inviting First Floor:\*\*** The first floor boasts a convenient toilet, two bright and airy living-dining rooms, both with access to a large terrace perfect for alfresco dining and entertaining. The well-equipped kitchen includes an office area, making it ideal for family gatherings and culinary adventures.
- **\*\*Comfortable Bedrooms:\*\*** On the second floor, you'll find three spacious bedrooms, including a luxurious master suite with an en-suite bathroom. With a total of four bathrooms, morning routines will be a breeze for everyone.
- **\*\*Private Outdoor Oasis:\*\*** Step outside to your own private garden, complete with a heated swimming pool, barbecue area, and outdoor kitchen. This tranquil space is perfect for relaxing, entertaining, and enjoying the beautiful Malaga weather.
- **\*\*Wellness Amenities:\*\*** Stay fit and rejuvenated with your own equipped gym, steam and dry sauna, and a private heated swimming pool. This home truly caters to your wellness needs.
- **\*\*Energy Efficiency:\*\*** Enjoy the benefits of individual heating, solar panels with a battery for self-sufficient power supply, and free electric car charging from the solar panels (7.5kW). The new energy-efficient gas cooker (2023) and private water treatment system further enhance the eco-friendly features of this home.
- **\*\*Modern Comforts:\*\*** The property is equipped with cold/hot air conditioning, electric radiators, new high-insulation windows, and external electric awnings, ensuring year-round comfort and energy efficiency.
- **\*\*Additional Potential:\*\*** With a total area of 300 m<sup>2</sup> plus an additional 100 m<sup>2</sup> of private garden, there is also the exciting possibility to extend the basement into a two-bedroom flat of over 100 m<sup>2</sup>, offering even more living space or rental potential.
- **\*\*Breathtaking Views:\*\*** Enjoy stunning west-facing views of Malaga and the historic Alcazaba castle, creating a picturesque backdrop for your daily life.

Built in 2000, this semi-detached townhouse is a rare find in one of Malaga's most sought-after neighbourhoods. Whether you're looking for a family home, a holiday retreat, or an investment opportunity, this property has it all.

Don't miss out on the chance to own a piece of paradise in Malaga. Contact us today to arrange a viewing and experience the charm of this exceptional townhouse for yourself!

- Individual heating
- Solar panels with own battery
- Free charging of an electric car from 7.5kW solar panels
- hot/cold air conditioning
- electric radiators
- new low-consumption 2023 gas kitchen to heat the water
- own water treatment system
- equipped gym
- dry and steam sauna
- private garden
- private heated pool
- barbecue area
- outdoor kitchen
- New windows with high insulation factor
- exterior electric awnings
- Townhouse
- 300 m<sup>2</sup> of surface + 100 m<sup>2</sup>
- private garden with pool
- 5 bedrooms
- 4 bathrooms
- 3 terraces
- Private garage for 2 cars
- West view of Malaga and the Arab castle of the Alcazaba
- Built in 2000
- Possibility of expanding the basement with a 2-bedroom apartment of more than 100m<sup>2</sup>.

