Sales - House - Mijas Golf

359.500€











Ref.-ID: MIBGR5461000 **Mijas Golf** **House**

Community: 2,604 EUR / year **IBI: 702 EUR / year** **3** **2** **133 m2**

The property is distributed over two comfortable floors, with a practical layout that clearly separates the sleeping area from the main living spaces. On the ground floor, the property is accessed via a pleasant 10 m² front porch, with space for a bench and potted plants, creating a welcoming entrance area. This level comprises the sleeping area, with three bedrooms featuring fitted wardrobes. The bathroom is generously sized and has a walk-in shower. This floor is completed by a charming 9 m² private patio. Under the staircase, there is a water heater and additional storage space. Upstairs, you will find the bright living and dining room, with direct access to a pleasant 12 m² south-facing terrace, ideal for enjoying the sunshine and outdoor living. The terrace is fitted with an electric awning. This floor also features a second, fully renovated bathroom and a modern, partially open-plan kitchen with a window overlooking the patio. Next to the bathroom, there is a practical utility area, similar to a pantry, with space for the washing machine. The property has 133 m² of built area, plus a total of 31 m² of outdoor space, comprising the porch, terrace and patio. It benefits from split air-conditioning units in all bedrooms and on the upper floor. Both bathrooms and the kitchen have been renovated in recent years. The property forms part of Puebla Aida, one of the most prestigious communities in Mijas Golf. This unique Moorish-style development features four swimming pools, beautifully maintained gardens, attractive pathways with fountains, orange-tree courtyards and numerous charming corners. The community offers plenty of communal parking spaces for residents. Its architecture and atmosphere make Puebla Aida an especially appealing place for those looking for a property with character and a distinctive setting. Location and distances Mijas Golf is an exclusive residential area named after its prestigious golf complex, which comprises two 18-hole courses designed by renowned architect Robert Trent Jones Sr.: Los Lagos and Los Olivos. The presence of La Zambra Resort, a 5-star luxury hotel by Hyatt, has helped establish Mijas Golf as a reference point in the area for luxury tourism and lifestyle. The property is approximately 22 minutes by car from Málaga Airport, 10 minutes from Fuengirola and 30 minutes from Marbella. Just a few minutes' walk from the community, there is a small local amenities area with a mini-market and two restaurants. Other everyday amenities, including supermarkets, banks and pharmacies, are approximately 5 minutes away by car. The beaches of Fuengirola and La Cala de Mijas are approximately 10 and 15 minutes away by car, respectively.

Setting
- ✔ Suburban
- ✔ Close To Golf
- ✔ Urbanisation

Orientation
- ✔ South West Orientation

Condition
- ✔ Good Condition
- ✔ Recently Renovated

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Features
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Double Glazing

Furniture
- ✔ Part Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Parking
- ✔ Communal Parking

Category
- ✔ Golf
- ✔ Holiday Homes
- ✔ Resale